

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

HOME DEVELOPMENT MUTUAL FUND,  
Mortgagee,

FORECLOSURE CASE NO. F-971-23

-versus-  
RICHARD C. BAYBAYON,  
Mortgagor/s.

x----- x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG Fund)**, with business address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City, against the Mortgagor/s, **RICHARD C. BAYBAYON**, with residence and postal address at No. 196 B Mangga Street, West Rembo, Makati City and Lot 20, Block 71, Phase 2A, Grand Riverside Subdivision, Pasong Camachile, Gen. Trias, Cavite to satisfy the mortgage indebtedness which as of **25 July 2023** amounts to **NINETY FOUR THOUSAND NINE HUNDRED EIGHTY FOUR PESOS & 14/100 (P94,984.14)** exclusive of interest, other charges, attorney’s fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **January 23, 2024** at 10:00 o’clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, to the highest bidder for CASH and in Philippine Currency the following described property with all the improvements thereon, to wit:

**TRANSFER CERTIFICATE OF TITLE NO. T-1331275**

A parcel of land (Lot 20 Blk. 71) of the cons. subd. plan Pcs-04-014361, being a portion of the cons. of Lots 1 Blk. 32; 1 Blk. 33 both of Pcs-04-012772; 1790-E, Psd-04-031323; 1954-A, Psd-04-109084; 1953 (Rs-04-002594); 3135 (Rs-04-002596) and 3379 all of S.F.D.M. Estate, situated in Bo. of Pasong Camachile, Mun. of Gen. Trias, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by lot 41 Blk. 71, on the SE., along line 2-3 by lot 21 Blk. 71, on the SW., along line 3-4 by Rd. lot 12 (6.5 m.w.), and on the NW., along line 4-1 by lot 19, Blk. 71, all of the cons./subd. plan. Beginning at a pt. marked “1” on plan **X X X containing an area of THIRTY SIX (36) SQ. METERS. X X X**

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date and time, it shall be held on **February 06, 2024** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrances thereon, if any there be.

Trece Martires City, **December 29, 2023**

**JOANNAH AVIGAIL C. TIMKANG**  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. MAYBELLE JOY E. BERNALES  
ANCHOR COLLECTION SERVICES INC.  
Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City

RICHARD C. BAYBAYON  
No. 196 B Mangga Street, West Rembo, Makati City  
Lot 20, Block 71, Phase 2A, Grand Riverside Subdivision, Pasong Camachile, Gen. Trias, Cavite

Publication: **CAVITE NGAYON**  
Dates: **January 1, 8 & 15, 2024**

WARNING: It is absolutely prohibited to remove, deface or destroy this Notice of Extra Judicial Sale on or before the date of sale