

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

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund),  
Mortgagee,  
-versus-

FORECLOSURE CASE NO. F-945-24

MICHELLE L. VICTORIA  
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, **MICHELLE L. VICTORIA** with residence and postal addresses at BLK. 8, LOT 11, MARYVILLE EMMANUEL, GK VILLAGE, BUHAY NA TUBIG, IMUS, CAVITE and LOT 2, BLK. 70, WELLINGTON PLACE (MARY CRIS COMPLEX PH-II-A), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE to satisfy the mortgage indebtedness as of **June 25, 2024** amounts to **SIX HUNDRED EIGHTY NINE THOUSAND FOUR HUNDRED TWENTY SIX PESOS & 16/100 (P689,426.16)** inclusive of interest and other charges of foreclosure, the undersigned Sheriff will set at public auction on **29 OCT 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. 057-2018000246

A PARCEL OF LAND (LOT 2, BLK 70 OF THE CONSOLIDATION AND SUBDIVISION PLAN PCS-04-026496, BEING A PORTION OF THE CONSOLIDATION OF LOT 2532-A-13, PSD-04-041373 (AR); LOT 2535-B, PSD-04-124458; LOT 2637-B, PSD-04-140399; LOTS 21 & 30, BLOCK 21; BLOCKS 22 & 43 AND ROAD LOT 21 PCS-04-024827; LOT 2534 (RS-04-004834); LOT 2536 (RS-04-004717) & LOT 2540 (RS-04-002857) ALL OF SAN FRANCISCO DE MALABON ESTATE, L.R.C. RECORD NO. 5964) SITUATED IN THE BARANGAY OF SANTIAGO, MUNICIPALITY OF GEN. TRIAS, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 49, BLK 70; ON THE SW., ALONG LINE 2-3 BY LOT 3, BLK 70; ON THE NW., ALONG LINE 3-4 BY ROAD LOT 20 AND ON THE NE., ALONG LINE 4-1 BY LOT 1, BLK 70 ALL OF THE CONSOLIDATION AND SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN X X X CONTAINING AN AREA OF THIRTY SIX (36) SQUARE METERS, MORE OR LESS. 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 **NOV 12 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, **25 SEP 2024**

JOANNAH AVIGAIL C. TIMKANG  
Sheriff IV

Copy Furnished:

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
The Petron Mega Plaza Building,  
No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. SIMEON P. MADRID  
Attorney-In-Fact, S.P. MADRID & ASSOCIATES  
5th Floor Bedrock Building, Kayumanggi Center, Commonwealth Ave., Matandang Balara, Quezon City

MICHELLE L. VICTORIA  
BLK. 8, LOT 11, MARYVILLE EMMANUEL, GK VILLAGE, BUHAY NA TUBIG, IMUS, CAVITE and  
LOT 2, BLK. 70, WELLINGTON PLACE (MARY CRIS COMPLEX PH-II-A), BARANGAY SANTIAGO, GEN. TRIAS, CAVITE

Publication: **CAVITE NGAYON**  
Dates: **SEP 29 - OCT 7 & 14, 2024**

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