

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF
Dasmariñas City, Cavite

HOME DEVELOPMENT MUTUAL FUND
(Otherwise known as PAG-IBIG Fund)
Petitioner/Mortgagee,

-versus-

File No. FC-DC-1257-24
EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT NO. 3135, AS AMENDED
BY ACT NO. 4118

ADRIAN P. ENCARNADO,
married to APRIL B. ENCARNADO &
ROMER B. BONDAD, married to
CATHERINE M. BONDAD,
Respondents/Mortgagors.

x ----- x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act 4118 filed by petitioner/mortgagee, **HOME DEVELOPMENT MUTUAL FUND (Otherwise known as PAG-IBIG Fund)**, a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679, with postal address at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City against the respondents/mortgagors, **ADRIAN P. ENCARNADO, married to APRIL B. ENCARNADO & ROMER B. BONDAD, married to CATHERINE M. BONDAD** with postal addresses at Lot 13, Blk. 63, Melon St., San Juan, Dasmariñas City, Cavite and Lot 8, Blk. 9, Area G-2, Brgy. San Isidro Labrador I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of November 06 2023 amounts to **THREE MILLION THREE HUNDRED THIRTEEN THOUSAND NINE HUNDRED TEN PESOS & 25/100 (Php3,313,910.25)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 22, 2024** at 10:00 o'clock in the morning or soon thereafter in the Court Room of Branch 90, Regional Trial Court, Ground Floor, Dasmariñas Community Affairs (DASCA) Building, Congressional Road, Buro I, Dasmariñas City, Province of Cavite to the highest bidder and for CASH or CERTIFIED CHECK, in Philippine Currency, the following described real property together with all the buildings and other improvements existing thereon, to wit:

TRANSFER CERTIFICATE OF TITLE No. 057-2019050394

IT IS HEREBY CERTIFIED that certain land situated in

BO. OF BAGONG BAYAN, MUN. OF DASMARIÑAS, PROV. OF CAVITE, bounded and described as follows:

A PARCEL OF LAND (LOT 8 BLOCK 9 OF THE CONS- SUBD. PLAN, BCS-04-000116, BEING A PORTION OF THE CONS. OF LOTS 6146, 8122 & 8123, IMUS ESTATE, LOT 3 & 6921 PCS-615, LOT 8111 PSD-19686, 6148-E, 6148-I PSD-19736, LOT 6148-C-1 TO 11 (LRC) PSD-224681, LOT 6148-F-3-A TO C & 6148-F- (continued on next page)

Is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ADRIAN PASCUAL ENCARNADO, MARRIED TO APRIL BONDAD ENCARNADO, OF LEGAL AGE, FILIPINO TECHNICAL DESCRIPTION (Continued from page 1)

-2-A TO C (LRC) PSD-236933, 6148-F-1 (LRC) PSD-232542, LRC REC. NO. 8843), SITUATED IN THE BO. OF BAGONG BAYAN, MUN. OF DASMARIÑAS, PROV. OF CAVITE. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 6, BLK. 9 ON THE NW., ALONG LINE 2-3 BY ROAD LOT 16; ON THE NE., ALONG LINE 3-4 BY LOT 10 AND ON THE SE., ALONG LINE 4-1 BY LOT 7, BOTH OF BLOCK 9, ALL OF THE CONS. & SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N.3 DEG. 16'E., 1402.75 M. FROM MON. 137, IMUS ESTATE; THENCE N. 79 DEG. 40'W., 10.00 M. TO PT. 2; THENCE N. 10 DEG. 20'E., 10.00 M. TO PT. 3; thence S. 79 Deg. 40'E., 10.00 M. TO PT. 4; THENCE S. 10 DEG. 20'W., 10.00 M. TO PT. OF BEGINNING, CONTAINING AN AREA OF **ONE HUNDRED (100) SQUARE METERS**.

ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AND THAT OF THE CONS-SUBD. SURVEY, APRIL 21 TO MAY 20, 1982 AND WAS APPROVED;

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

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

In the event the publication auction should not take place on the said date and time, it shall be held on **March 7, 2024** at the same time and place without further notice.

January 16, 2024, Dasmariñas City, Province of Cavite.

RODRIGO C. ESTOGERO, JR.
Sheriff IV

ATTY. MARCELA L. BAYBAY
Clerk of Court VI & Ex-Officio Sheriff

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. PAULINO E. CASES, JR.
CASES Collection Management, Inc.,
6th Floor JELP Business Solutions Building
409 Addition Hills, Shaw Boulevard, Mandaluyong City

ADRIAN P. ENCARNADO, married to
APRIL B. ENCARNADO & ROMER B. BONDAD,
married to CATHERINE M. BONDAD
Lot 13, Blk. 63, Melon St., San Juan, Dasmariñas City, Cavite
and Lot 8, Blk. 9, Area G-2, Brgy. San Isidro Labrador I,
Dasmariñas City, Cavite

Notice posted at:

- 1.The Bulletin Board of Regional Trial Court, Dasmariñas City, Cavite
- 2.The Bulletin Board of Dasmariñas City Hall
- 3.The Bulletin Board of Dasmariñas City Post Office
- 4.The Bulletin Board of Dasmariñas City Public Market

Publication: HANEP January 29, February 5 & 12, 2024