

REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
Branch 90
DASMARIÑAS CITY, CAVITE

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

File No. **FC-DC-1096-23**
EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT NO. 4118

-versus-

ARLENE A. RIEGO DE DIOS,
Respondent/Mortgagor.

x ----- x

NOTICE OF SHERIFF'S SALE

Upon extra-judicial petition for sale under Act 3135, as amended by Act No. 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 **ARLENE A. RIEGO DE DIOS** with postal address at (1) No. 6171 Tramo Street, San Dionisio, Paranaque, Metro Manila; (2) Lot 8 and 10 Block 3, Satellite Homes, Ph. 2, San Jose, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of August 24, 2023 amounts to **SIX HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED FOUR PESOS AND 78/100 (Php 617,804.78)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 28, 2023** 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. T-809560

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Prov. of Cavite, bounded and described as follows:

A parcel of Land (Lot 8, Blk. 3 of the subd. plan, Psd-04-081274, being a portion of Lot 3459, Imus Estate, L.R.C. Rec. No.), situated in the Bo. of San Jose, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the NW., along line 1-2 by Lot 7; on the NE., along line 2-3 by Lot 10, both of Blk. 3 of the subd. plan; on the SE., along line 3-4 by Rd. Lot 3 (4.00 m. wide) and on the SW., along line 4-1 by Lot 6, Blk. 3, of the subd. plan. Beginning at a pt. marked "1" on plan, being N.48 deg. 20'W., 735.48 m. from Mon. No. 148, Imus Estate; thence N. 71 deg. 56'E., 7.00 m. to pt. 2; S. 18 deg. 04'E., 9.00 m.

is registered in accordance with the provision of the property registration decree in the name of

ARLENE A. RIEGO DE DIOS, of legal age, single, Filipino
Entry No.

7.00 m. to the pt. of beginning, containing an area of **SIXTY THREE (63) SQ. METERS**. All pts. referred to are indicated on plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cm.; bearings true; date of orig. survey, July 27, 1905 – June 11, 1908 & that of the subd. survey, Jan. 10- 22, 1995 & was approved on July 3, 1995.

TRANSFER CERTIFICATE OF TITLE No. T-809561

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Prov. of Cavite, bounded and described as follows:

A parcel of Land (Lot 10, Blk. 3 of the subd. plan, Psd-04-081274, being a portion of Lot 3459, Imus Estate, L.R.C. Rec. No.), situated in the Bo. of San Jose, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the NE., along line 1-2 by Lot 12, Blk. 3, of the subd. plan; on the SE., along line 2-3 by Rd. Lot 3 (4.00 m. wide); on the SW., along line 3-4 by Lot 8; and on the NW., along line

4-1 by Lot 9, both of Blk. 3, of the subd. plan. Beginning at a pt. marked "1" on plan, being N. 47 deg. 23'W., 728.52 m. from Mon. 148, Imus Estate; thence S. 18 deg. 04'E., 9.00 m. to pt. 2; S. 71 deg. 56'W., 7.00 m. to pt. 3; N. 18 deg. 04'W., 9.00 m. to pt. 4; N. 71 deg. 56'E

is registered in accordance with the provision of the property registration decree in the name of

ARLENE A. RIEGO DE DIOS, of legal age, single, Filipino
Entry No.

to pt. 3; S. 71 deg. 56'W., 7.00 m. to pt. 4; N. 18 deg. 04'W., 9.00 m. to the pt. of beginning, containing an area of **SIXTY THREE (63) SQ. METERS**. All pts. referred to are indicated on plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cm.; bearings true; date of orig. survey, July 27, 1905 – June 11, 1908 & that of the subd. survey, Jan. 10- 22, 1995 & was approved on July 3, 1995.

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 public auction should not take place on the said date and time, it shall be held on **December 12, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, October 19, 2023.

ARLYN P. BARCELON
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

MARIA VICTORIA D. CAPIRAL
C/O ATTY. RIZALDY F. DE LEON, Bernales & Associates
Suite 6 Third Floor, A. Francisco Gold condominium 1,
784 EDSA West Kamias District, Quezon City

ARLENE A. RIEGO DE DIOS
(1) No. 6171 Tramo Street, San Dionisio, Paranaque, Metro Manila;
(2) Lot 8 and 10 Block 3, Satellite Homes, Ph. 2, San Jose, Dasmariñas, 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

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