

**REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
DASMARINAS CITY, CAVITE**

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

**File No. FC-DC-1398-24
EXTRAJUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT 4118**

-versus-

**ARNOLD G. OBIEN married to
MARILINDA D. OBIEN,
Respondent/Mortgagor.**

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 respondent/mortgagor, **ARNOLD G. OBIEN married to MARILINDA D. OBIEN** with postal addresses at 1855 Cuyegkeng St. Pasay City and Lot 12 Blk 1, Garnet Village, Brgy. Anabu II, (Now Salitran), Imus (Now Dasmariñas City), Cavite and for the satisfaction of the mortgaged debt which as of April 11, 2024 amounts to **FOUR HUNDRED THIRTY NINE THOUSAND FOUR HUNDRED NINETEEN PESOS & 05/100 (Php439,419.05)**, exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **February 13, 2025** at 10:00 o'clock in the morning or soon thereafter in the Ground Floor Lobby of 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-561178

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 12, Blk. 1 of the subd. plan, Psd-042106-072990, being a portion of Lot 67-C, Psd-042109-059005, LRC Rec. No.), situated in the Brgy. Anabu II (now Salitran), Mun. of Imus (now Dasmariñas), Prov. of Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Rd. (6.5 m. wide); on the SW., along line 2-3 by lot 11 Blk. 1 both of the subd. plan; on the NW., along line 3-4 by Lot 2534, Imus Estate; & on the NE., along line 4-1 by lot 13 Blk. 1 of the subd. plan. Beginning at a pt. marked "1" on plan being S. 81 deg. 34'E., 729.57 m. from Mon. 123, Imus Estate, thence S. 68 deg. 47'W., 8.00 m. to pt. 2; to thence N. 21 deg. 13'W., 11.00 m. to pt. 3; thence N. 68 deg. 47'E.,

*is registered in accordance with the provision of the Property Registration Decree in the name of**

ARNOLD G. OBIEN, Filipino, of legal age, married to MARILINDA D. OBIEN.

Entry No.

8.00 m. to pt. 4; thence S. 21 deg. 13'E., 11.00 m. to the pt. of beginning, containing an area of **EIGHTY EIGHT (88) SQ. METERS**. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm; bearings true; date of orig. survey, July 27, 1905-June 11, 1908 & that of the subd. survey. Feb 16, 1993 & was approved on Aug. 12, 1994.

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 **February 27, 2025** at the same time and place without further notice.

08 January 2025, 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. KEVIN T. TANINGCO

Summit Collection & Allied Services, Inc.,
Suites 301-303 Summit One Tower,
530 Shaw Boulevard, Mandaluyong City

ARNOLD G. OBIEN married to MARILINDA D. OBIEN

1855 Cuyegkeng St. Pasay City and
Lot 12 Blk 1, Garnet Village, Brgy. Anabu II, (Now Salitran), Imus
(Now 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 20, 27 & February 3, 2025