

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

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG FUND)

Petitioner/Mortgagee,

File No. FC-DC-0699-23

EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT NO. 4118

-versus-

SPS. ARTHUR A. ADARNA &
ELIZABETH M. ADARNA,

Respondents/Mortgagors.

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 c/o Atty. Melanio A. Badenas Jr., GCCS & Associates Corp., Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave., Tatalon, Quezon City against the respondents/mortgagors **SPS. ARTHUR A. ADARNA & ELIZABETH M. ADARNA** with postal addresses at #12 Simon St., Multinational Village, Parañaque City and Lot 22, Block 17, Southcrest Village IV, San Agustin, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 21, 2023 amounts to **THREE HUNDRED FIVE THOUSAND NINE HUNDRED EIGHTY SEVEN PESOS & 02/100 (Php305,987.02)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **July 13, 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-680970

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

A parcel of land (Lot 22 Blk. 17 of the subd. plan, Psd-042106-061271, being a portion of Lot 3817, Imus Estate, (Rs-042106-001144), L.R.C. Rec. No.) situated in the Brgy. San Agustin, Mun. of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 21; on the NE., along line 2-3 by Lot 24, both Blk 17; on the SE., along line 3-4 by Road Lot 21; & on the SW., along line 4-1 by Lot 20 Blk 17 all of the subd. plan. Beginning at a point marked "1" on plan being S. 77 deg. 42'E., 1333.16 m. from MON. 147, Imus Estate; thence N. 22 deg. 53'E., 5.50 m. to pt. 2; thence S. 67 deg. 07'E., 10.00 m. to pt. 3; thence S. 22 deg. 53'W., 5.50 m. to pt. 4;

is registered in accordance with the provisions of the Property Registration Decree in the name of

SPS. ARTHUR A. ADARNA and ELIZABETH M. ADARNA, Filipinos, of legal ages.

Thence N. 67 deg. 07'W., 10.00 m. to pt. of beginning; containing an area of FIFTY FIVE (55) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cm; bearings true; date of orig. survey July 27, 1905 to June 11, 1908 and that of the subd. survey: Jan. 13 to Feb. 15, 1993 and was approved on

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 **July 27, 2023** at the same time and place without further notice.

22 May 2023, 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)

c/o Atty. Melanio A. Badenas Jr., GCCS & Associates Corp.,
Rm. 209 Megastate Bldg., No. 737 G. Araneta Ave.,
Tatalon, Quezon City

SPS. ARTHUR A. ADARNA & ELIZABETH M. ADARNA
#12 Simon St., Multinational Village, Parañaque City
Lot 22, Block 17, Southcrest Village IV, San Agustin,
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

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