

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-0974-23  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

-versus-

CONRADO V. CRUZ JR. MARRIED TO  
MARIA THERESA P. CRUZ,  
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 **CONRADO V. CRUZ JR., MARRIED TO MARIA THERESA P. CRUZ** with postal address at (1) Dona Timasan Subd., Novaliches, Quezon City; and (2) Lot 17 Blk 45, City Homes Resortville, Lancaan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of MAY 16, 2023 amounts to **THREE HUNDRED TWENTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY SEVEN PESOS AND 56/100 (Php 328,887.56)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **October 10, 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-588482**

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 17, Blk. 45 of the subd. plan, Psd-042106-064758, being a portion of Lot 3824-B, Psd-77337, L.R.C. Rec. No. ), situated in the Bo. of Lancaan, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Lot 19, Blk. 85, on the SW., along line 2-3 by Alley 22 (4.50 m. wide), on the NW., along line 3-4 by Lot 15, on the NE., along line 4-1 by Lot 18 both of Blk. 45 and all of the subd. plan. Beginning at a pt. marked "1" on plan, being N. 85 deg. 43'W., 267.04 m. from Mon. No. 143, Imus Estate; thence S. 53 deg. 14'W., 9.50 m. to pt. 2; thence N. 36 deg. 46'W., 7.00 m. to pt. 3; thence N. 53 deg. 14'E., 9.50 m. to pt. 4; thence S.

is registered in accordance with the provision of the property registration decree in the name of CONRADO V. CRUZ JR. married to MARIA THERESA P. CRUZ, both of legal age, Filipino.

Entry No. ....cont. of t.d.

36 deg. 46'E., 7.00 m. to the pt. of beginning, containing an area of **SIXTY SIX & FIFTY SQUARE DECIMETERS (66.50) SQUARE METER.**

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 **October 24, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, August 29, 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. JULIUS VOLTAIRE ROMMEL C. CUBELO**  
24K Accounts Consultant Inc.,  
3F Fass Inteli College Bldg.,  
No. 11, Pittsburgh St., Brgy. Silangan, Cubao, Quezon City

**CONRADO V. CRUZ JR. MARRIED TO**  
**MARIA THERESA P. CRUZ**

- 1) Dona Timasan Subd., Novaliches, Quezon City;
- 2) Lot 17 Blk 45, City Homes Resortville, Lancaan, 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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