

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

HOME DEVELOPMENT MUTUAL FUND  
(PAG-IBIG Fund)

Petitioner/Mortgagee,

**File No. FC-DC-0555-23**

-versus- **For:** Extra- Judicial Foreclosure of Real Estate Mortgage under Act 3135, as amended by Act 4118

**DARWIN M. MIRANDA married to LUDY D. MIRANDA,**

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 (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, Makati City against the respondent/mortgagor **DARWIN M. MIRANDA married to LUDY D. MIRANDA**, with postal address at H. Santos St., Tejeros, Makati City, Metro Manila; Lot 33 Blk 7, Dasmariñas Executive Village, Bo. Veloso, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of 15 November 2022 amounts to **TWO HUNDRED FORTY FIVE THOUSAND SEVEN HUNDRED NINETY FIVE PESOS & 40/100 (Php 245,795.40)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **March 17, 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 1, 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-1189364**

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

A parcel of land (Lot 33 Blk 7 of the cons. & subd. plan PCS-04-017222, a portion of Blk 1, Lots 1-4, Blk 2, Lots 1-4, Blk 3, Lots 1-12, Blk 4, Lots 1-18, Blk 5, Lots 1-11 Blk 6, Lots 1-7, Blk 7, Lots 1-20, Blk 8, Lots 1-26, Blk 9 (Open Space), and Rd. Lot 1-6, all of (LRC) PSD-124274, L.R.C. Record No. 8843) situated in the Bo. of Veloso, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 5945-New-A-2, on the NE., along line 2-3 by Lot 32, Blk 7; on the SE., along line 3-4 by Rd. Lot 2; on the SW., along line 4-1 by Lot 34 of Blk 7, all of the subd. plan. Beginning at a point marked "1" on plan being S. 78 Deg. 24'W., 406.43 m. from MON. 146, Imus Estate; Thence N. 62 Deg. 25'E., 4.50 m to point 2; thence S. 28 Deg. 35'E., 12.00 m. to point 3; Thence S. 61 Deg. 25'W., 4.50 m. to point 4; Thence N. 28 Deg. 35'W., 12.00 m. to point of beginning; containing an area of FIFTY FOUR (54) 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 original survey July 27, 1905 to June 1, 1908 and that of the subdivision survey: Aug. 5-29, 2001 and was approved on March 13, 2002

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 31, 2023**, at the same time and place without further notice.

Dasmariñas City, Province of Cavite, February 15, 2023.

**GERALD A. FARGAS**  
Sheriff IV

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

Copy Furnished:

**HOME DEVELOPMENT MUTUAL FUND (PAG-IBIG Fund)**

The Petron Mega Plaza Building  
No. 358 Sen Gil. Puyat Avenue, Makati City

**Atty. Monico L. Peyra, Jr.**

Attorney-in-Fact, Bernales & Associates  
Suite 6 Third Floor, A. Francisco Gold Condominium I  
784 EDSA West Kamias District, Quezon City

**DARWIN M. MIRANDA married to LUDY D. MIRANDA**

H. Santos St., Tejeros, Makati City  
Lot 33 Blk 7, Dasmariñas Executive Village,  
Bo. Veloso, 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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