

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,

-versus-

File No. **FC-DC-0754-23**  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

**GINA PEDROSA DUCANTE MARRIED TO  
GENIE MAGDADARO DUCANTE,**  
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 **GINA PEDROSA DUCANTE MARRIED TO GENIE MAGDADARO DUCANTE** with postal addresses at (1) Lot 29 Blk 11, Pueblo Cillo Langkaan 1, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of April 28, 2023 amounts to **THREE HUNDRED FIFTY SEVEN THOUSAND TWO HUNDRED FORTY SEVEN PESOS & 87/100 (Php 357,247.87)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **August 1, 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. 057-2019000400**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF LANCAAN, MUN. OF DASMARIÑAS, PROV. OF

CAVITE, bounded and described as follows:  
A PARCEL OF LAND (LOT 29 BLK. 11 OF THE SUBD. PLAN, PSD-04-101754, BEING A PORTION OF LOT 12-D, PSD-04-092769, LRC REC. NO. ), SITUATED IN THE BRGY. OF LANCAAN, MUN. OF DASMARIÑAS, PROV. OF CAVITE. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 30, BLK. 11 OF THE SUBD. PLAN, ON  
(Continued on next page)

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

**Owner:** GINA PEDROSA DUCANTE, OF LEGAL AGE,  
FILIPINO CITIZEN, MARRIED TO GENIE MAGDADARO  
DUCANTE

**Address:** BLOCK 11 LOT 29 FCIE PUEBLO CILLO,  
LANCAAN I, DASMARIÑAS CITY, CAVITE

TECHNICAL DESCRIPTION (Continued from page 1)  
THE SW., ALONG LINE 2-3 BY LOT 4, BLK. 5 PCS-04-005759; ON THE NW., ALONG LINE 3-4 BY LOT 28, BLK. 11 AND ON THE NE, ALONG LINE 4-5-1 BY RD. LOT 12 (8.00 M. WIDE), BOTH OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 3 DEG. 38'W., 808.51 M. FROM MON. NO. 155-1, IMUS ESTATE., THENCE S. 67 DEG. 10'W., 13.61 M. TO PT. 2; THENCE N. 22 DEG. 51'W., 5.00 M. TO PT. 3 THENCE N. 67 DEG. 10'E., 13.19 M. TO PT. 4; THENCE S. 27 DEG. 43'E., 3.01 M. TO PT. 5; THENCE S. 27 DEG. 44'E., 2.01 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF **SIXTY SEVEN (67) SQ. METERS.**

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 **August 15, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, June 8, 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**  
Suite 6 Third Floor, A. Gold Condominium Gold I,  
784 EDSA West Kamias District, Quezon City

**GINA PEDROSA DUCANTE MARRIED TO  
GENIE MAGDADARO DUCANTE**  
(1) Lot 29 Blk 11, Pueblo Cillo Langkaan 1, 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

**Publication: HANEP June 12, 19 & 26, 2023**