

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,

-versus- **File No. FC-DC-0933-23**
EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT NO. 4118

JOSE M. DE GUIA, married to
BIENVENIDA G. DE GUIA,
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 c/o Atty. Maybelle Joy E. Bernales, Anchor Collection Services Inc., Bldg. #2 Malakas cor. Mapagmahal St., Brgy. Pinyahan, Quezon City against the respondent/mortgagor **JOSE M. DE GUIA, married to BIENVENIDA G. DE GUIA** with postal addresses at 447 Pioneer Street, Comembo Fort Bonifacio, Makati City and Lot 13, Blk. 58, Mabuhay Homes 2000 Dasmariñas, Brgy. Paliparan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of July 4, 2023 amounts to **ONE HUNDRED FIFTY EIGHT THOUSAND THREE HUNDRED FORTY FOUR PESOS & 12/100 (Php158,344.12)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 21, 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-546172-

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 13 blk 58 of the subd. plan, Psd-042106-074555, being a portion of Lot 1, Pcs-042106-008804, LRC Rec. No.) sit. in the Brgy. of Paliparan, Mun. of Dasmariñas, Prov. of Cavite, Is. of Luzon. Bounded on the SE., along line 1-2 by Lot 15 blk. 58; on the SW., along line 2-3 by Rd. Lot 3; on the NW., along line 3-4 by Lot 11; and on the NE., along line 4-1 by Lot 12 both blk 58 of the subd. plan. Beginning at a pt. marked "1" on plan being S. 8 deg. 45'E., 2030.08 m. fr. Mon. 163, Imus Estate; thence S. 86 deg. 9'W., 8.60 m. to pt. 2; thence N. 3 deg. 51'W., 5.00 m. to pt. 3; thence N. 86 deg. 9'E., 8.60 m. to pt. 4; thence S. 3 deg. 51'E., 5.00 m. to the pt. of beginning; containing an area

is registered in accordance with the provisions of the Property Registration Decree in the name of JOSE M. DE GUIA, of legal age, Filipino, married to Bienvenida G. De Guia.

area of **FORTY THREE SQ. M. (43)**, 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 to June 11, 1908; & that of the subd. survey: July 15-Aug. 10, 1994 & was approved on Nov. 21, 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 **October 05, 2023** at the same time and place without further notice.

14 August 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. Maybelle Joy E. Bernales,
Anchor Collection Services Inc.,
Bldg. #2 Malakas cor. Mapagmahal St.,
Brgy. Pinyahan, Quezon City

JOSE M. DE GUIA, married to
BIENVENIDA G. DE GUIA
447 Pioneer Street, Comembo Fort Bonifacio, Makati City and Lot 13, Blk. 58, Mabuhay Homes 2000 Dasmariñas, Brgy. Paliparan, 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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