

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-0877-23**
EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT NO. 4118

**JOSEPHINE R. GREGORIOUS, married to
FEDERICO F. GREGORIOUS,**

X ----- X
Respondents/Mortgagors.

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. Pompeyo P. Maynigo, Vision Credit & Collection Services Inc., JRDC Bldg. 117 Sen. Gil J. Puyat Ave., Pasay City against the respondents/mortgagors **JOSEPHINE R. GREGORIOUS, married to FEDERICO F. GREGORIOUS** with postal addresses at No. 4345 Montojo Street, Makati City and Lot 20, Block 6, Sunny Creest Village, Brgy. BuroI, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 31, 2023 amounts to **THREE HUNDRED TWELVE THOUSAND SIX HUNDRED FORTY FOUR PESOS & 85/100 (Php312,644.85)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 7, 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, BuroI II, 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-835667

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 20, Block 6 of the cons./subd. plan, Pcs-04-011306, being a portion of the cons. of Lots 6830-B &

6830-C, Psd-61430, LRC Rec. No.) situated in the Brgy. of BuroI, Municipality of Dasmariñas, Province of Cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 18, Blk. 6; on the SW., along line 2-3 by Rd. Lot 3; on the NW., along line 3-4 by Lot 22, Blk. 6; and on the NE., along line 4-1 by Lot 19, Blk. 6, all of the subd.-plan. Beginning *is registered in accordance with the provisions of the Property Registration Decree in the name of* **JOSEPHINE R. GREGORIOUS, Filipino, of legal age, married to FEDERICO F. GREGORIOUS, Filipino, of legal age.**

Entry No.

at a pt. marked "1" on plan being S. 20 deg. 13'E., 305.18 m. from Mon. 138, Imus Estate; thence S. 63 deg. 38'W., 10.00 m. to pt. 2; thence N. 26 deg. 22'W., 3.50 m. to pt. 3; thence N. 63 deg. 38'E., 10.00 m. to pt. 4; thence S. 26 deg. 22'E., 3.50 m. to pt. of beginning; containing an area of **THIRTY FIVE (35) SQ. METERS**. All pts. 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 cons.-subd. survey: Dec. 1-10, 1995 and was approved on March 21, 1996.

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 **September 21, 2023** at the same time and place without further notice.

25 July 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. Pompeyo P. Maynigo,
Vision Credit & Collection Services Inc.,
JRDC Bldg. 117 Sen Gil J. Puyat Ave., Pasay City

**JOSEPHINE R. GREGORIOUS, married to
FEDERICO F. GREGORIOUS**
No. 4345 Montojo Street, Makati City and
Lot 20, Block 6, Sunny Creest Village, Brgy. BuroI,
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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