

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,

File No. **FC-DC-0857-23**
EXTRA- JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135, AS AMENDED
BY ACT NO. 4118

-versus-

JUNRO V. DE PEDRO,
Respondents/Mortgagors.
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. Pompeyo P. Maynigo, Vision Credit & Collection Services Inc., JRDC Bldg. 117 Sen. Gil J. Puyat Ave., Pasay City against the respondents/mortgagors **JUNRO V. DE PEDRO** with postal addresses at No. 880 Int. F. Sta. Clara Street, Tondo, Manila and Lot 24, Block 16, Phase 2, Solar Homes, Brgy. Langcaan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 31, 2023 amounts to **THREE HUNDRED NINE THOUSAND NINE HUNDRED TWELVE PESOS & 85/100 (Php309,912.85)**, 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, 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-649981

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 24 Blk. 16 of the subd. plan, Psd-042106-065358, being a portion of Lot 3826-New, Imus Estate, LRC Rec. No.) situated in the Bo. of Lancaan, Mun. of Dasmariñas, Prov. of cavite, Island of Luzon. Bounded on the SE., along line 1-2 by Lot 23; on the SW., along line 2-3 by Lot 26, both Blk. 16; on the NW., along line 3-4 by Road Lot 12; and on the NE., along line 4-1 by Lot 22, Blk. 16, all of the subd. plan. Beginning at a pt. marked "1" on plan being S. 45 deg. 40'E., 809.48 m. from Mon. 144, Imus Estate; thence S. 69 deg. 02'W., 3.75 m. to pt. 2; thence N. 20 deg. 58'W., 9.50 m. to pt. 3; thence N. 69 deg. 02'E., 3.75 m. to pt. 4; thence

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

JUNRO V. DE PEDRO, single, of legal ages, Filipino.

Entry No.

S. 20 deg. 58'E., 9.50 m. to the pt. of beginning; containing an area of **THIRTY SIX (36) 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 orig. survey July 27, 1905 to June 1, 1908 and that of the subd. survey: March 5-15, 21-27 & April 14-20, 1993 and which was approved on Sept. 16, 1993.

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

JUNRO V. DE PEDRO

No. 880 Int. F. Sta. Clara Street, Tondo, Manila and
Lot 24, Block 16, Phase 2, Solar Homes, Brgy. Langcaan,
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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