

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,

File No. FC-DC-0671-23

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

-versus-

KENNEDY T. PANAGA MARRIED TO
DELIA V. PANAGA,

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 **KENNEDY T. PANAGA MARRIED TO DELIA V. PANAGA** with postal addresses at (1) #308 Pili St., West REmbo, Fort Bonifacio, Makati City; (2) Lot 42 Block 1, Village Park Subd., Brgy. Langkaan, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of March 21, 2023 amounts to **TWO HUNDRED SIX THOUSAND FIVE HUNDRED FORTY THREE PESOS & 53/100 (Php 206,543.53)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **July 11, 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-761049

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Dasmariñas, Province of Cavite, bounded and

described as follows:

A parcel of land (Lot 42 Blk. 1 of the cons./subd. plan, Pcs-04-010634, being a portion of the cons. of Lots 6919, Imus Estate & Lot 6918-1 (LRC) Psd-296038 LRC Rec. No.), situated in the Bo. of Langkaan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the W., along line 1-2 by Lot 41, Blk. 1, of the cons./subd. plan; on the N., along line 2-3 by Lot 6864, New Imus Estate; on the E., along line 3-4 by Lot 43, Blk. 1, and on the S., along line 4-1 by Rd. Lot 1, both of the cons./subd. plan. Beginning at a pt. marked "1" on plan being N. 00 deg. 27'W., 3839.26 m. from Mon. No. 99, Imus Estate, thence N. 00 deg. 21'E., 9.50 m. to pt. 2; thence S. 89 deg. 39'E 4.00 m. to pt. 3 thence S.

is registered in accordance with the provisions of the Property Registration Decree in the name of **KENNEDY T. PANAGA**, married to **Delia V. Panaga**, both of legal age, Filipinos.

00 deg. 21'W., 9.50 m. to pt. 4; thence N. 89 deg. 39'W., 4.00 m. to pt. of beginning, containing an area of **THIRTY EIGHT (38) SQUARE 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 publication auction should not take place on the said date and time, it shall be held on **July 25, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, May 30, 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, Francisco Gold Condominium I,
784 EDSA West Kamias District, Quezon City

KENNEDY T. PANAGA MARRIED TO DELIA V. PANAGA
(1) #308 Pili St., West REmbo, Fort Bonifacio, Makati City;
(2) Lot 42 Block 1, Village Park Subd., Brgy. Langkaan,
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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