

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-1067-23**  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

**MA. ROSARIO D. ARGOSINO married to  
RAYMUNDO M. ARGOSINO,**  
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. Rizaldy F. de Leon, Bernales & associates, Suite 6 Third Floor, A. Francisco Gold Condominium I, 784 EDSA West Kamias District, Quezon City against respondent/mortgagor **MA. ROSARIO D. ARGOSINO married to RAYMUNDO M. ARGOSINO** with postal addresses at #17 San Agustin, Dasmariñas City, Cavite and Lot 9, Blk. 13, Goldenville Subd., Brgy. Sabang, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 24, 2023 amounts to **FOUR HUNDRED FIFTY ONE THOUSAND SEVEN HUNDRED TWELVE PESOS & 53/100 (Php451,712.53)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **November 9, 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-642646**

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 9 blk. 13 of the subd. plan Psd-042106-064739, being a portion of Lot 3452-D, Psd-04-042658, Goldenville Subd. L.R.C. Rec. No. ), situated in the Brgy. of Sabang, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SW, along line 1-2 by Lot 8 Blk. 13; on the NW., & NE., along line 2-4 by Alley 8; on the NE., along line 4-7 by Road Lot 3; on the SE., along line 7-1 by Lot 10, Blk. 13, all of the subd. plan. Beginning at a pt. marked "1" on plan being S. 15 deg. 05'E., 407.46 m. from Mon. 140, Imus Estate, thence N. 26 deg. 41'W., 10.00 m. to pt. 2; thence N. 63 deg. 19'E., 5.74 m. to pt. 3; thence S. 80 deg. 23'E., 3.00 m. to pt. 4; thence *is registered in accordance with the provision of the Property Registration Decree in the name of*

**MA. ROSARIO D. ARGOSINO, married to Raymundo M. Argosino, both of legal age**

Entry No. ....

S. 44 deg. 02'E., 4.05 m. to pt. 5; thence S. 36'E., 3.00 m. to pt. 6; thence S. 29 deg. 08'E., 1.40 m. to pt. 7; thence S. 63 deg. 19'W., 9.94 m. to the pt. of beginning, containing an area of **EIGHTY NINE (89) 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., bearing true; date of orig. survey, July 27, 1905-June 11, 1908, and that of the subd. survey, May 10 to June 30, 1993 and was approved on Sept. 28, 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 **November 23, 2023** at the same time and place without further notice.

25 September 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. Rizaldy F. de Leon, Bernales & Associates,  
Suite 6 Third Floor, A. Francisco Gold Condominium I,  
784 EDSA West Kamias District, Quezon City

**MA. ROSARIO D. ARGOSINO married to  
RAYMUNDO M. ARGOSINO**  
#17 San Agustin, Dasmariñas City, Cavite and  
Lot 9, Blk. 13, Goldenville Subd., Brgy. Sabang, 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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