

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
Branch 90  
DASMARINAS CITY, CAVITE

HOME DEVELOPMENT MUTUAL FUND  
(otherwise known as PAG-IBIG Fund)  
Petitioner/Mortgagee,

-versus-

File No. FC-DC-1187-23  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

MARILOU GALICIO CEDRO MARRIED TO  
ROLANDO GRUTAS CEDRO,  
Respondent/Mortgagor.

x ----- x

**NOTICE OF SHERIFF'S SALE**

Upon extra-judicial petition for sale under Act 3135, as amended by Act 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, **MARILOU GALICIO CEDRO MARRIED TO ROLANDO GRUTAS CEDRO** with postal address at (1) 057 Brgy. Old Bulihan, Silang, Cavite (2) Lot 5 Block 57, Phase 4, Mabuhay Homes Dasma, Brgy. Paliparan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of October 30, 2023 amounts to **ONE HUNDRED SIXTY EIGHT THOUSAND SIX HUNDRED NINETY SIX PESOS AND 09/100 (Php 168,696.09)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **January 16, 2024** 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-1365253**

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 5, Blk. 57 of the cons. subd. plan, Pcs-04-00011234, being a portion of the cons. of Lot 7, Pcs-042106-008804, Lot 4, Pcs-04-003272, lot 7228-A, Psd-04-022816 (Rs-04-002224), & Lot 6995-N, Imus Estate (Rs-04-002199) L.R.C. Rec.No. ), situated in the Brgy. Paliparan, Mun. of Dasmariñas, Prov. of Cavite. Bounded on the SE., along line 1-2 by Lot 6; on the SW., along line 2-3 by Lot 4; on the NW., along line 3-4-5 by Lot 2 & 3, all of Blk. 57; on the NE., along line 5-1 by Footpath 45 all of the cons./subd. plan. Beginning at a pt. marked "1" on plan, being

*is registered in accordance with the provisions of the Property Registration Decree in the name of*  
**MARILOU GALICIO CEDRO** married to **ROLANDO GRUTAS CEDRO**, both of legal age, Filipino  
8.10 deg. 22'E., 2601.67 m. from Mon. No. 163, Imus Estate; thence S. 72 deg. 44'W., 8.60 m. to pt. 2; thence N. 17 deg. 16'W., 5.00 m. to pt. 3; thence N. 72 Deg. 44'E., 3.60 m. to pt. 4; thence N.72 deg. 44'E., 5.00 m. to the pt. 5; thence S. 17 deg. 16'E., 5.00 m. to pt. of beginning, containing an area of **FORTY THREE (43) SQUARE 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 original survey July 27, 1905- June 11, 1908 and that of the cons. subd. survey: Sept. 2-28, 1995 and was approved on Dec. 22, 1995.

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 that the public auction should not take place on the said date and time, it shall be held on **January 30, 2024** at the same time and place without further notice.

Dasmariñas City, Cavite, December 11, 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 ANTONIO E. ESCOBER**  
**CONSORTIUM (TAGAYUNA PANOPIO ESCOBER**  
**LAW FIRM)**  
2/F AZPHI Bldg., Ma. Aurora St., cor. E. Zobel St., Brgy.  
Poblacion, Makati City

**MARILOU GALICIO CEDRO MARRIED TO**  
**ROLANDO GRUTAS CEDRO**  
(1) 057 Brgy. Old Bulihan, Silang, Cavite  
(2) Lot 5 Block 57, Phase 4, Mabuhay Homes Dasma,  
Brgy. Paliparan, Dasmariñas, 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

**Publication: HANEP Dec. 18, 25, 2023 & January 1, 2024**