

REPUBLIC OF THE PHILIPPINES  
FOURTH JUDICIAL REGION  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
DASMARINAS CITY, CAVITE

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

-versus-

File No. FC-DC-1040-23  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

MERRY ROSE M. RUBIO, married to  
REX A. RUBIO,  
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. Antonio E. Escobar, CONSORTIUM, 2/F AZPHI Bldg. Ma. Aurora St., cor. E. Zobel St., Brgy. Poblacion, Makati City against respondent/mortgagor **MERRY ROSE M. RUBIO, married to REX A. RUBIO** with postal addresses at Lot 29, Block 6, Granite Homes, Malagasang 2B, Imus, Cavite and Lot 53, Block 6, Phase 1, Valle Verde Dasmariñas, Langkaan II, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of August 29, 2023 amounts to **NINE HUNDRED NINETEEN THOUSAND SEVEN HUNDRED SEVENTY FIVE PESOS & 06/100 (Php919,775.06)**, 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. 057-2018018086**

IT IS HEREBY CERTIFIED *that certain land situated in the LANGKAAN II, DASMARINAS CITY, CAVITE, bounded and described as follows:* A PARCEL OF LAND (LOT 53, BLK. 6 OF THE SUBDIVISION PLAN PSD-04-220138, BEING A PORTION OF LOT 3823, IMUS ESTATE, LRC REC. NO. 8843), SITUATED IN BRGY. OF LANGKAAN II, DASMARINAS CITY, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE E, ALONG LINE 1-2 BY LOT 52 BLK 6; ON *(continued on next page)*

*is registered in accordance with the provision of the Property Registration Decree in the name of*

**Owner: MERRY ROSE M. RUBIO MARRIED TO REX A. RUBIO, OF LEGAL AGE, FILIPINO CITIZEN**

**TECHNICAL DESCRIPTION** *(Continued from page 1)*

THE S., ALONG LINE 2-3 BY ROAD LOT 6 (8.00 M. WIDE); ON THE W., ALONG LINE 3-4 BY LOT 54; AND ON THE N., ALONG LINE 4-1 BY LOT 24, BOTH OF BLK. 6, ALL OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 38-06W., 1,241.37 M. FROM MON. NO. 149, IMUS ESTATE. THENCE S. 00-07W. 15.00 M. TO PT. 2; THENCE N. 59-53W. 6.00 M. TO PT. 3; THENCE N. 00-07E. 15.00 M. TO PT. 4; THENCE S. 89-53E., 6.00 M. TO THE PT. OF BEGINNING, **CONTAINING AN AREA OF NINETY (90) SQUARE METERS**, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS CYL. CONC. MONS. 15 X 40 CMS BEARING TRUE; DATE OF ORIGINAL SURVEY, JULY 27, 1905-JUNE 11, 1908, AND THAT OF THE SUBDIVISION SURVEY, MARCH 14-19, 2011 & WAS APPROVED ON JUNE 13, 2011.

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)  
**Atty. Antonio E. Escobar, CONSORTIUM,**  
2/F AZPHI Bldg. Ma. Aurora St., cor. E. Zobel St., Brgy.  
Poblacion, Makati City

**MERRY ROSE M. RUBIO, married to**  
**REX A. RUBIO**  
Lot 29, Block 6, Granite Homes, Malagasang 2B, Imus,  
Cavite and  
Lot 53, Block 6, Phase 1, Valle Verde Dasmariñas,  
Langkaan II, 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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