

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,

File No. FC-DC-0827-23  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

-versus-

SPS. RAMON R. SANTOS &  
ELEONOR IBANA,  
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. Paulino E. Cases, Jr., Cases Collection Management, Inc., Unit 408 Cityland Condominium 10 Tower II, 154 H. V. dela Costa Street, Salcedo Village, Makati City against respondents/mortgagors **SPS. RAMON R. SANTOS & ELEONOR IBANA** with postal addresses at 1567 7th Main Street, Paco, Manila and Lot 15, Blk. 2, DBB-G, Brgy. St. Peter I, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of April 28, 2023 amounts to **ONE MILLION FIVE HUNDRED FORTY SEVEN THOUSAND FOUR HUNDRED TWENTY ONE PESOS & 48/100 (Php1,547,421.48)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **August 24, 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. 057-2015038688**

IT IS HEREBY CERTIFIED that certain land situated in BO. OF BAGONG BAYAN MUN. OF DASMARINAS, PROV. OF CAVITE, bounded and described as follows:  
A PARCEL OF LAND (LOT 15 BLOCK 2 OF THE CONSOLIDATION-SUBD. PLAN, PCS-04-000107, BEING A PORTION OF THE CONSOLIDATION OF LOT 7504, FLS-2300 & LOT 6145-NEW-A, PSD-000720, L.R.C. REC. NO. 8843, SITUATED IN THE BO. BAGONG BAYAN, MUN. OF DASMARINAS, PROV. OF CAVITE, BOUNDED ON  
(continued on next page)

*Is registered in accordance with the precision of the Property Registration Decered in the name of*

**Owner: SPOUSES RAMON R. SANTOS AND ELEONOR IBANA, BOTH OF**

TECHNICAL DESCRIPTION (continued from page 1)  
THE NW., ALONG LINE 1-2 BY LOT 14., ON THE NW., ALONG LINE 2-4 BY LOT 16 AND 18, ON THE SE., ALONG LINE 4-5 BY LOT 17. ALL OF BLK. 2 AND ON THE SW., ALONG LINE 5-1 BY ROAD LOT 2. ALL OF THE CONS. SUBD. PLAN. BEGINNING AT A PT. MARKED "1" ON PLAN, BEING N. 3 DEG. 20 W., 1154.70 FROM MON. 137 IMUS ESTATE; THENCE N. 47 DEG. 51 E., 10.00 M. TO PT. 2., THENCE S. 40 DEG 32 W., 9.65 M. TO PT. OF BEGINNING CONTAINING AN AREA OF **NINETY SEVEN (97) SQ. M.** ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY BL CYL. CONC. MONS. BEARING TRUE; DATE OF ORIGINAL SURVEY, DEC. 7, 1938 THAT OF THE CONSOLIDATION SUBD. SURVEY, APRIL 7-26, 1982.

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 07, 2023** at the same time and place without further notice.

10 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. Paulino E. Cases, Jr., Cases Collection Management, Inc.,  
Unit 408 Cityland Condominium 10 Tower II, 154  
H. V. dela Costa Street, Salcedo Village, Makati City

**SPS. RAMON R. SANTOS & ELEONOR IBANA**  
1567 7th Main Street, Paco, Manila and  
Lot 15, Blk. 2, DBB-G, Brgy. St. Peter I, 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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