

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,

-versus-

File No. **FC-DC-0910-23**  
EXTRA- JUDICIAL FORECLOSURE  
OF REAL ESTATE MORTGAGE  
UNDER ACT 3135, AS AMENDED  
BY ACT NO. 4118

**ROSITA C. TALAY,**

X ----- X

Respondent/Mortgagor.

**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 **ROSITA C. TALAY** with postal address at (1) No. 42-C Sampaloc Street, West Bicutan, Taguig City, Metro Manila; and (2) Lot 30 Blk 1, Village Park Subdivision, BO. Langkaan, Dasmariñas, Cavite and for the satisfaction of the mortgaged debt which as of MARCH 21, 2023 amounts to **TWO HUNDRED TWELVE THOUSAND SIX HUNDRED FIFTY FIVE PESOS & 40/100 (Php 212,655.40)**, exclusive of all legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **September 12, 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-761036**

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 30, 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 29, Blk. 1 of the cons./subd. plan, on the N., along line 2-3 by Lot 6876, Imus Estate; on the E., along line 3-4 by Lot 31, 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. 01 deg. 10'W., 3840.23 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. 00 deg. 21'W, 9.50 m. to *is registered in accordance with the provision of the property registration decree in the name of*

**ROSITA C. TALAY, of legal age, Single.**

Entry No. ....

pt. 4; thence N. 89 deg. 39'W., 4.00 m. to the 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 public auction should not take place on the said date and time, it shall be held on **September 26, 2023** at the same time and place without further notice.

Dasmariñas City, Cavite, July 26, 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. PAULINO E. CASES, JR.**  
**c/o Cases Chun & Associates Law Offices**  
Unit 408 Cityland Condominium 10 Tower II,  
154 H.V. Dela Costa Street, Salcedo Village, Makati City

**ROSITA C. TALAY**  
(1) No. 42-C Sampaloc Street, West Bicutan, Taguig City, Metro Manila  
(2) Lot 30 Block 1, Village Park Subdivision, BO. Langkaan, 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

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