

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-1381-24

EXTRA- JUDICIAL FORECLOSURE OF
REAL ESTATE MORTGAGE UNDER ACT
3135, AS AMENDED BY ACT 4118

-versus-

ULYSIS M. PELAYO married to
CARMELITA T. PELAYO,
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 respondent/mortgagor, **ULYSIS M. PELAYO married to CARMELITA T. PELAYO** with postal addresses at E-9 Thin Shell House, Dagat-Dagatan, Caloocan City, Metro Manila and Lot 18, Blk. 74 CityHomes-Dasmariñas, Brgy. BuroI, Dasmariñas City, Cavite and for the satisfaction of the mortgaged debt which as of May 7, 2024 amounts to

THREE HUNDRED THIRTY SIX THOUSAND EIGHT HUNDRED FORTY THREE PESOS & 78/100 (Php336,848.78), exclusive of legal fees and expenses incidental to this foreclosure and sale, the undersigned Sheriff will sell at public auction on **August 8, 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, BuroI II, 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-S58438

IT IS HEREBY CERTIFIED *that certain land situated in the MUN. OF DASMARIÑAS, PROV. OF CAVITE, bounded and described as follows:*

A parcel of land (Lot 18, Blk. 74 of the subd. plan, Psd-04-0420530948, being a portion of the Lot 6191, Imus Estate (RS-04-000059), LRC Rec. No.), situated in the Bo. Of BuroI, Mun. Of Dasmariñas, Prov. Of cavite, Is. Of Luzon. Bounded on the SE., along line 1-2 by lot 19; on the SE., along line 2-3 by lot 20, both of Blk. 74; on the SW., along line 3-4 by Rd. Lot 28-A and on the NW., along line 4-1 by lot 16, blk. 74, all of the subd. Plan. Being N. 35 deg. 39'E., 2379.07 m. from Mon. No. 153, Imus Estate, thence S. 38 deg. 53'E., 8.00 m. to pt.2; to thence S. 51 deg. 07'W., 9.50 m. to pt. 3; thence N. 38 deg. 53'W., 8.00 m. to pt. 4; thence N. 51 deg. 07'E., 9.50 m. to pt. of beginning, containing *is registered in accordance with the provision of the Property Registration Decree in the name of**

ULYSIS M. PELAYO, married to CARMELITA T. PELAYO, both of legal ages, Filipino

Entry No..... cont. of t.d.

an area of **SEVENTY SIX (76) SQUARE METERS**. All pts.

Referred to are indicated on the plan and are marked on the ground by P.S. cyl. Coc. Mons. 15x60 cm; bearings true, date of orig. survey, July 27, 1905-June 2, 1906 and that of the subd. Survey. March 15-July 15, 1993 and was approved on August 13, 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 **August 22, 2024** at the same time and place without further notice.

26 June 2024, 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 kniwn as PAG-IBIG Fund)

The Petron Mega Plaza Building,
No. 358 Sen. Gil Puyat Avenue, Makati City

ATTY. SIMEON P. MADRID
S.P. Madrid & Associates

5th Floor, Bedrock Bldg. Kayumanggi Center,
Commonwealth Ave.,
Matandang Balara, Quezon City

ULYSIS M. PELAYO married to
CARMELITA T. PELAYO

E-9 Thin Shell House, Dagat-Dagatan, Caloocan City,
Metro Manila and
Lot 18, Blk. 74 CityHomes-Dasmariñas, Brgy. BuroI,
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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