

Republic of the Philippines  
Fourth Judicial Region  
REGIONAL TRIAL COURT  
OFFICE OF THE CLERK OF COURT  
City of Bacoor  
Email:rtc1bcrocc@judiciary.gov.ph  
Telephone No. 09273707489

**BANK OF THE PHILIPPINE ISLANDS  
(SUCCESSOR-IN-INTEREST OF BPI  
FAMILY SAVINGS BANK INC.),**  
Mortgagee.

-versus-

**Foreclosure No. 2024-191**  
**For: Extra-Judicial Foreclosure of  
Real Estate Mortgage**

**SPOUSES JOSEPH NOEL M. IMPERIAL A.K.A.  
JOSEPH NOEL MUTYA IMPERIAL AND ELEANOR  
Z. IMPERIAL A.K.A. ELEANOR ZARAGOZA  
IMPERIAL,**

Mortgagors

x ----- x

**NOTICE OF EXTRA JUDICIAL FORECLOSURE**

Upon Extra-judicial Petition for Sale under Act 3135 as Amended by Act 4118 filed by the mortgagee, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF BPI FAMILY SAVINGS BANK INC.)** of Mezzanine Floor, BPI Consumer Center, 109 Dela Rosa corner Paseo de Roxas, makati City 1229, and against the mortgagors **SPOUSES JOSEPH NOEL M. IMPERIAL A.K.A. JOSEPH NOEL MUTYA IMPERIAL AND ELEANOR Z. IMPERIAL A.K.A. ELEANOR ZARAGOZA IMPERIAL** at B8 L16, P1 Santos St., Meadwood Executive Village, Panapaan 8, Bacoor, Cavite; Lot 10 Blk. 1 Ph1, Avida Settings Cavite, Bacoor Cavite; Block 8 Lot 16 Phase 1, Santol St., Meadowood Executive Village, Panapaan 3, Bacoor, Cavite and B8 Lot16 P1, Santol St., Meadowood Executive Village, Panapaan 8, Bacoor, Cavite, to satisfy the mortgage indebtedness which as of October 8, 2024, amounts to **SEVEN MILLION SIX HUNDRED THIRTY ONE THOUSAND THREE HUNDRED THIRTY EIGHT PESOS & 11/100 (P7,631,338.11)**, Philippine Currency, inclusive of interest, and penalty charges but exclusive of other fee incidental to this foreclosure, the undersigned or her duly authorized representative will sell at the public auction on **December 12, 2024 at 10:00 o'clock** in the morning or soon thereafter, at the main entrance of the Hall of Justice of Bacoor City, Cavite, to the highest bidder for CASH and In Philippine Currency, the following described property with all the improvements thereon, to wit;

**TRANSFER CERTIFICATE OF  
TITLE NO. 167-2022000724**

“A PARCEL OF LAND (LOT 10, BLK. 1 OF THE SUBD. PLAN, PSD-04-191878, BEING A PORTION OF LOT 5786, IMUS ESTATE, LRC REC. NO. 8843), SITUATED IN THE BRGY. OF MOLINO, MUN. OF BACOR, PROV. OF CAVITE, ISLAND OF LUZON. X X X, CONTAINING AN AREA OF THREE HUNDRED ELEVEN (311) SQ. METERS.

“All sealed bid 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, it shall be held on **December 19, 2024**, without further notice.”

Prospective buyers or bidders are hereby enjoined to investigate for themselves the title to the said property and **encumbrances, if any there be.**

**City of Bacoor, November 5, 2024.**

**MELY C. HERMOSURA-VISTA**  
Clerk of Court VI

By:  
**DEMETRIO T. VILLANUEVA, JR.**  
Sheriff IV

27th Flr. BPI Buendia Center Bldg., 372 Sen Gil Puyat Ave., Brgy. Bel-Air, Makati 1209

**SPOUSES JOSEPH NOEL M. IMPERIAL  
AND ELEANOR Z. IMPERIAL**

B8 L16, P1 Santos St., Meadowood Executive Village,  
Panapaan 8, Bacoor, Cavite;  
Lot 10 Blk. 1 Ph1, Avida Settings Cavite, Bacoor, Cavite  
Block 8 Lot 16 Phase 1, Santol St., Meadowood Executive  
Village, Panapaan 3, Bacoor, Cavite  
B8 Lot16 P1, Santol St., Meadowood Executive Village,  
Panapaan 8, Bacoor, Cavite

**WARNING:** It is absolutely prohibited to remove, deface or destroy this notice of Extra-judicial Sale on or before the date of sale.