

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
BRANCH 21  
IMUS CITY, CAVITE

CREDIT PILIPINAS, INC.,  
Mortgagee,

-versus-

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

FC CASE NO. 17919-23

AGRIPINA B. BERTRAN married to  
PETER F. BERTRAN, represented by their  
Atty.-in-Fact, ALICIA O. ESCOLAR,  
Mortgagors.

x ----- x

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **CREDIT PILIPINAS, INC.**, mortgagee, with office address at Suite 610 West Tower, Tektite Towers, formerly Philippine Stock Exchange Center, Exchange Road, Ortigas Center, Pasig City, against **AGRIPINA B. BERTRAN married to PETER F. BERTRAN, represented by their Atty.-in-Fact, ALICIA O. ESCOLAR**, mortgagors, with residential and postal address at Lot 3 Block 1, Windsor mansion, Buhay Na Tubig, Brgy. Tanzang Luma II, Imus, Cavite or at 41-44 63rd St., Woodsite New York 1137 U.S.A. and 82-87 St., St. James Ave., Elmhurst, New York City, U.S.A., to satisfy the mortgage indebtedness which as of April 5, 2023 amounts to **TWO MILLION FIVE HUNDRED FOUR THOUSAND TWO HUNDRED FORTY SIX PESOS AND 31/100 (P2,504,246.31)**, Philippine Currency, excluding interest, penalties, attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale the undersigned will sell at public auction on **July 4, 2023 at 10:00 A.M.** or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus Hall of Justice, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following property with all the improvements therein, to wit:

**TRANSFER CERTIFICATE OF TITLE No. 057-2019017604**

"Aparcel of land (Lot 3, Block 1 of the consolidation-subdivision plan Pcs-04- 023631 being a portion of the consolidation of Lots 5474-B, Fls-1992-D & Lot 6276-B, Psd-04-157371, LRC Rec. No. 8843), situated in the Barangay of Tanzang Luma, Municipality of Imus, Province of Cavite, Island of Luzon. Bounded on the NW., along line 1-2 by Road Lot 2, along line 2-3 by Lot 2, on the NE., along line 3-4 by Lot 9, (excluded area); both of Block 1, all of the cons.-subd. plan; on the SE., along line 4-5 by Lot 6276-A, Psd-04-157371; and on the SW., along line 5-1 by Lot 4, Block 1, of the cons.-subd. plan. x x x containing an area of **TWO HUNDRED EIGHTY TWO (282) SQUARE METERS. x x x**"

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, it shall be held on **July 11, 2023 at 10:00 A.M.** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and encumbrance therein if any there be.

Imus, Cavite, June 1, 2023.

**WILMAR M. DE VILLA**  
Sheriff IV

APPROVED:

**ARMIE A. FRANCISCO**  
Clerk of Court VI

Ortigas Center, Pasig City

**SPS. AGRIPINA B. BERTRAN and PETER F. BERTRAN**  
Lot 3 Block 1, Windsor mansion, Buhay Na Tubig,  
Brgy. Tanzang Luma II, Imus, Cavite or at  
41-44 63rd St., Woodsite New York 1137 U.S.A. and  
82-87 St., St. James Ave., Elmhurst, New York City, U.S.A.

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**CREDIT PILIPINAS, INC.**

Suite 610 West Tower, Tektite Towers, formerly  
Philippine Stock Exchange Center, Exchange Road,