

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

ELENA LOAN & CREDIT CO., INC.
Mortgagee,

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

-versus-

FC CASE No. 18988-24

AMY S. GUINTO,
Mortgagor.

X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **ELENA LOAN & CREDIT CO., INC.**, mortgagee, with principal office at Unit B 2204 Taft Ave., Malate, Manila, against **AMY S. GUINTO**, mortgagor, with residence and postal address at 1365 Priscilla St., Sta. Cruz, Manila and/or Phase 5 Blk. 5 Lot 10, Citta Italia Subd., Brgy. Buhay na Tubig, Imus, Cavite, to satisfy the mortgage indebtedness which as of March 1, 2024 amounts to **ONE MILLION SIX HUNDRED NINETY ONE THOUSAND FIVE HUNDRED FORTY EIGHT PESOS and 01/100 (Php 1,691,548.01)**, Philippine Currency, excluding interest and penalty charges, attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **June 25, 2024** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan ng Katarungan, Aguinaldo Highway, Imus City, Cavite to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2013003422

"A PARCEL OF LAND (LOT 10, BLK. 5 OF THE SUBD. PLAN, PSD-04-131934, BEING A PORTION OF LOT 5495, IMUS ESTATE (RS-04-002544), SITUATED IN THE BO. OF TANZANG LUMA, MUN. OF IMUS, PROV. OF CAVITE, IS. OF LUZON. BOUNDED ON THE N., ALONG LINE 1-2 BY RD. LOT 7; ON THE NE., ALONG LINE 2-3 BY LOT 9; ON THE SW., ALONG LINE 3-4 BY LOT 7; ON THE W., ALONG LINE 4-5 BY LOT 6; ON THE NW., ALONG LINE 5-1 BY LOT 11 ALL OF BLK. 5 & ALL OF THE SUBD. PLAN. x x x CONTAINING AN AREA OF EIGHTY EIGHT (88) SQ. 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 2, 2024** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said properties and encumbrances thereon if any there be.

Imus, Cavite, Philippines, May 16, 2024.

KATREENA MARIE L. POBLETE
Sheriff IV

APPROVED:

ARMIE A. FRANCISCO
Clerk of Court VI

COPY FURNISHED:

ATTY. ROSENDO T. CAPCO
2/F Paulina Bldg., 162 M. Almeda St.,
Brgy. San Roque, Pateros, Metro Manila

ELENA LOAN & CREDIT CO., INC.
Unit B 2204 Taft Ave., Malate, Manila

AMY S. GUINTO
1365 Priscilla St., Sta. Cruz, Manila
Phase 5 Blk. 5 Lot 10, Citta Italia Subd., Brgy. Buhay na Tubig, Imus, Cavite

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