

REPUBLIC OF THE PHILIPPINES  
REGIONAL TRIAL COURT  
FOURTH JUDICIAL REGION  
OFFICE OF THE CLERK OF COURT  
TRECE MARTIRES CITY

BANK OF THE PHILIPPINE ISLANDS  
(SUCCESSOR-IN-INTEREST OF ROBINSONS  
BANK CORPORATION),  
Mortgagee,

-versus-

FORECLOSURE CASE NO. F-360-25

SPOUSES JESSIE ANNE ALBA ROMERO  
AND CHARLES II BAUTISTA ROMERO,  
Respondent/s-Mortgagor/s-Borrower/s.  
X ----- X

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-Judicial Petition for Sale under Act 3135, as amended by Act 4118, filed by Mortgagee, **BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**, with business address at Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens Tower 2,Paseo de Roxas cor. Makati Avenue, Bel -Air, Makati City, against the Respondent/s-Mortgagor/s-Borrower/s, **SPOUSES JESSIE ANNE ALBA ROMERO AND CHARLES II BAUTISTA ROMERO**, of legal age, Filipino and with postal address at 175 Pook Dagohoy Brgy. U.P campus Diliman Quezon City and Lot 6 Blk 02 Woodcress Phase 8 Brgy. Tapia General Trias Cavite, to satisfy the mortgage indebtedness which as of **March 31, 2025** amounts to **ONE MILLION ONE HUNDRED FORTY ONE THOUSAND EIGHT HUNDRED FIVE PESOS & 47/100 ONLY (P 1,141,805.47)** inclusive of interest and other charges, attorney's fees and expenses of foreclosure, the undersigned Sheriff will set at public auction on **July 1, 2025** at 10:00 o'clock in the morning until 12:00 noon at the main entrance of the Government Center Building located at the Provincial Capitol Compound, Trece Martires City, 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. 057-2022010267

LOT NO: 6, BLOCK NO: 2, PLAN NO: PSD-04-259790  
PORTION OF: BLOCK – 26, PCS-04-032361, LRC  
RECORD NO. 5964, DECREE NO. 427  
LOCATION: BARANGAY OF TAPIA, MUNICIPALITY OF  
GENERAL TRIAS, PROVINCE OF CAVITE, ISLAND OF  
LUZON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 5, BLOCK 2, PSD-04-259790
2-3	NE	LOT 132, BLOCK 2, PCS-04-032361
3-4	SE	LOT 7, BLOCK 2, PSD-04-259790
4-1	SW	ROAD LOT 1, PSD-04-259790

AREA: FORTY (40) SQUARE METERS, MORE OR LESS

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 **July 15, 2025** without further notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the title to the said property and

encumbrances thereon, if any there be.  
Trece Martires City, June 3, 2025

ANDRES B. ESPINA  
Sheriff IV

COPY FURNISHED:

**BANK OF THE PHILIPPINE ISLANDS (SUCCESSOR-IN-INTEREST OF ROBINSONS BANK CORPORATION)**,  
Bank of the Philippine Islands, 28/F, Ayala Triangle Gardens  
Tower 2,Paseo de Roxas cor. Makati Avenue, Bel -Air, Makati  
City

BPI LEGAL DIVISION

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

**SPOUSES JESSIE ANNE ALBA ROMERO AND  
CHARLES II BAUTISTA ROMERO**  
175 Pook Dagohoy Brgy. U.P Campus Diliman Quezon City  
and Lot 6 Blk 02 Woodcress Phase 8 Brgy. Tapia General  
Trias Cavite

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

**Publication:** HANEP June 9, 16 & 23, 2025