

AN ACT TO AMEND SECTIONS TWO HUNDRED AND FIFTY-SIX AND FIVE HUNDRED AND SIXTY-NINE OF ACT NUMBERED ONE HUNDRED AND NINETY, KNOWN AS THE "CODE OF PROCEDURE IN CIVIL ACTIONS AND S...

Act No. 2640., February 24, 1916

Read online (full-text search, related cases, audio case brief): <https://batas.org/library/097af2d3b939/>

By authority of the United States, be it enacted by the Philippine Legislature, that:

SECTION 1. Section two hundred and fifty-six of Act Numbered One hundred and ninety, known as the "Code of Procedure in Civil Actions and Special Proceedings in the Philippine Islands," is hereby amended so as to read as follows:

"SEC. 256. Trial and judgment in foreclosure suits.-If upon trial in such action the court shall find the facts set forth in the complaint to be true, it shall ascertain the amount due to the plaintiff upon the mortgage debt or obligation, including interest and costs, and shall render judgment for the sum so found due and order that the same be paid into court within a period of not less than three months from and after the date on which the order was made, and that in default of such payment the land shall be sold to realize the mortgage debt and costs."

SEC. 2. Section five hundred and sixty-nine of Act Numbered One hundred and ninety is hereby amended by adding at the end thereof, the following:

"The provisions of this section shall be understood to be applicable to the constitution of any charge or encumbrance upon such real estate."

SEC. 3. This Act shall take effect on its passage.

Enacted, February 24, 1916.

ABOUT BATAS.ORG

Study smarter at BATAS.org

The Philippine bar review and law-school companion built around how your brain actually remembers.

The complete Philippine law library - free for everyone.

More than 100,000 Supreme Court decisions, Republic Acts, and executive issuances - full-text searchable, browsable by category and year, and always free. No paywall, no login. This PDF came from it.

Audio case-brief lectures.

Any decision becomes a podcast-style lecture - facts, issues, ruling, and doctrine - with read-along highlighting and a hands-free presentation mode. Study while commuting, working out, or resting your eyes.

Bar review built on the science of memory.

Complete, sequenced courses for all eight bar subjects, narrated like podcasts and reinforced with retrieval practice and spaced review - the study techniques with the strongest evidence behind them.

The full law-school curriculum.

One subscription unlocks the entire J.D. curriculum - every subject, every lesson, with your progress tracked down to the paragraph so you can pick up exactly where you left off, on any device.

Mock exams that tell you where you stand.

Timed multiple-choice exams graded instantly, with per-subject score breakdowns and focus suggestions that point you at your weakest topics first.

A study planner that keeps you on pace.

Set your schedule and BATAS tells you every day whether you are on track for bar day - and exactly which lesson to take next.

Start free at <https://batas.org>

The law library is free forever - and your first lesson is one click away.

The text of this document is an official public record and remains in the public domain. Formatting, presentation, and compilation © 2026 batas.org.

Downloaded free from the batas.org Law Library. Share it freely - the library is free for every law student, bar reviewee, and practitioner.