

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

**NATIONAL HOME MORTGAGE AND  
FINANCE CORPORATION (NHMFC),**  
Mortgagee,

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

**FC CASE NO. 19136-24**

**ISMAEL Q. VILLAMUCHO married to  
EVANGELINE V. VILLAMUCHO,**  
Mortgagors,

X ----- X

**NOTICE OF EXTRA-JUDICIAL SALE**

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by **NATIONAL HOME MORTGAGE AND FINANCE CORPORATION (NHMFC)**, mortgagee, with principal office at 104 Amorsolo St., Legaspi Village, Makati City against **ISMAEL Q. VILLAMUCHO married to EVANGELINE V. VILLAMUCHO**, mortgagors, with residence and postal address at Lot 13 Blk. 01 ACM Homes, Anabu IIB, Imus, Cavite and/or 1563 7th St., Fabie Estate, Paco, Manila, to satisfy the mortgage indebtedness which as of July 31, 2024 amounts to **THREE MILLION FOUR HUNDRED NINETY TWO THOUSAND THREE HUNDRED TWELVE PESOS and 34/100 (P 3,492,312.34)**, Philippine Currency, including interest and penalty charges but excluding attorney's fees, sheriff's fees, and all other charges incidental to this foreclosure and sale, the undersigned IV will sell at public auction on **October 22, 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, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following property with all improvements therein, to wit:

***TRANSFER CERTIFICATE OF TITLE NO. T-488593***

*"A parcel of land (Lot 13 Blk. 1 of the subd. Plan, Psd-042109-061831, being a portion of Lot 2867 Imus Estate, LRC Rec. No. ), situated in the Bo. of Anabu, Mun. of Imus, Prov. of Cavite. Bounded on the NE., along line 1-2 by Rd. Lot 2; on the SE., along line 2-3 by Lot 12, Blk. 1, on the SW., along line 3-4 by Lot 21 & 22, Blk. 1; on the NW, along line 4-1 by Lot 14, Blk. 1, all of the subd. plan. x x x containing an area of FORTY NINE SQ. M. & SEVENTY SQ. DECIMETERS (49.70). x x x "*

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 **October 29, 2024** without prior notice.

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

Imus, Cavite, Philippines, September 9, 2024.

**ISRAEL S. MEDINA**  
Sheriff IV

APPROVED:

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

COPY FURNISHED:  
**NATIONAL HOME MORTGAGE AND  
FINANCE CORPORATION (NHMFC)**  
104 Amorsolo St. Legaspi Village, Makati City

**ISMAEL Q. VILLAMUCHO married to  
EVANGELINE V. VILLAMUCHO**  
Lot 13 Blk. 01 ACM Homes, Anabu IIB, Imus, Cavite and/or  
1563 7th St., Fabie Estate, Paco, Manila

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