



Republic of the Philippines  
 Department of Labor and Employment  
**NATIONAL LABOR RELATIONS COMMISSION**  
**National Capital Region Arbitration Branch**  
 Quezon City



**REYNALDO ALVERSADO ET AL.,**  
**Complainant,**

- versus -

**NLRC NCR CASE No.08-07203-05**  
**08-07226-05**

**KALOOKAN SLAUGHTERHOUSE**  
**AND ERNESTO "TEBEN" CUNANAN**  
**AND EDUARDO OLIVAS.,**  
**Respondents**

X-----X



**NOTICE OF SHERIFF'S SALE**

WHEREAS, Pursuant to the Writ of Execution dated **2 MAY 2023**, issued by the Hon. **SHERWIN J. CASURAO**, Labor Arbiter, National Labor Relations Commission, National Capital Region, Quezon City, relative to the above-captioned case for the recovery by way of distraint the sum of **TWENTY NINE MILLION FIVE HUNDRED SEVENTY NINE THOUSAND SEVEN HUNDRED SEVENTY EIGHT 95/100(Php29,579,778.95 less partial satisfaction of Php425,348.19)** representing complainants' monetary award including the amount of **(Php294,290.00)** as Execution fee and **(Php147,918.89)** as Deposit Fee, and it's all improvements and any further amount by way of interests, costs and other incidental expenses incurred in this execution. LEVY is hereby made upon the Real Property of respondent **ERNESTO CUNANAN**, by the undersigned Sheriff, covered by **TCT No. -C-18994** more particularly described as follows:

**Transfer Certificate of Title**

**No. -C-18994**

(Brief technical description)

*--A parcel of land (Lot 19, Block. 5 of the subdivision. plan (LRC) Psd-143759, being a portion of Lot 504, Tala Estate, LRC Rec. no. 6563), situated in the Barrio of Deparo, Caloocan City, Island of Luzon. Bounded on the N., containing an area of TWO HUNDRED NINETY FIVE (295) SQUARE METERS, more or less..*

NOW, THEREFORE, by virtue of the Writ of Execution, and in accordance with Section 18, Rule 39 of the Rules of Court of the Philippines, the Sheriff of the National Labor Relations Commission/DOLE, through the undersigned Sheriff, will sell at Public Auction to the highest bidder for cash and in Philippine Currency on **MAY 29, 2024 at 10:00 o'clock in the morning or soon thereafter at Branch 45, 4TH FLOOR, BEN-LOR Building , Quezon Avenue, Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Writ of Execution and all lawful fees and expenses of sale.

**APPROVED FOR POSTING**  
  
**CATHERINE MEDINA S. MEDINA**  
 Administrative Officer V  
 NLRC - NCR

This Notice of Sheriff's Sale will be published in **POLICE FILES TONITE** Newspaper, newspaper of general circulation in Metro Manila, once a week for two (2) consecutive weeks, the levied Real Property aforecited. The First Publication to take effect for at least twenty (20) days before the actual date of the public auction sale.

Likewise, this Notice of Sheriff's Sale will be posted in three (3) conspicuous places where the Real Property are registered and situated and where the public auction sale shall take place.

Prospective buyers or bidders are hereby enjoined to investigate for themselves the Title of the Subject Real Property and the encumbrances thereon, if any there be.

Quezon City, Philippines, May 2, 2024

  
**JAMES B. POSADA**  
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication – **MAY 9, 2024**

2<sup>nd</sup> Publication – **MAY 16, 2024**

**WARNING:**

It is absolutely prohibited to remove, deface or destroy this Notice of Sheriff's Sale on or before the date of sale, under penalty of the law.

**NOTE:**

In the event, only one bidder appears, said sale shall automatically reset on **JUNE 5, 2024**, same time and place without further re-publication and posting of this notice



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- versus -

**NLRC NCR CASE No.08-07203-05**  
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**KALOOKAN SLAUGHTERHOUSE**  
**AND ERNESTO "TEBEN" CUNANAN**  
**AND EDUARDO OLIVAS.,**  
**Respondents**

X-----X



**NOTICE OF SHERIFF'S SALE**

WHEREAS, Pursuant to the Writ of Execution dated **2 MAY 2023**, issued by the Hon. **SHERWIN J. CASURAO**, Labor Arbiter, National Labor Relations Commission, National Capital Region, Quezon City, relative to the above-captioned case for the recovery by way of distraint the sum of **TWENTY NINE MILLION FIVE HUNDRED SEVENTY NINE THOUSAND SEVEN HUNDRED SEVENTY EIGHT 95/100(Php29,579,778.95 less partial satisfaction of Php425,348.19)** representing complainants' monetary award including the amount of **(Php294,290.00)** as Execution fee and **(Php147,918.89)** as Deposit Fee, and it's all improvements and any further amount by way of interests, costs and other incidental expenses incurred in this execution. LEVY is hereby made upon the Real Property of respondent **ERNESTO CUNANAN**, by the undersigned Sheriff, covered by **TCT No. 292884** more particularly described as follows:

**Transfer Certificate of Title**

**No. 292884**

(Brief technical description)

*---A parcel of land (Lot 6-A of the subd. plan Psd-007501-029120-D,, being a portion of the cons. Of Lot 6, Pcs-007501-004747-D, LRC Rec. no. N-4815), situated in the Brgy., of Talisay, Caloocan City, Metro Manila, Island of Luzon. Bounded on the SW .., containing an area of SEVEN HUNDRED EIGHTY FOUR SQUARE METERS AND FITY SQUARE DECIMETER (784.50), more or less..*

NOW, THEREFORE, by virtue of the Writ of Execution, and in accordance with Section 18, Rule 39 of the Rules of Court of the Philippines, the Sheriff of the National Labor Relations Commission/DOLE, through the undersigned Sheriff, will sell at Public Auction to the highest bidder for cash and in Philippine Currency on **MAY 29, 2024 at 10:00 o'clock in the morning or soon thereafter at Branch 45, 4<sup>TH</sup> FLOOR, BEN-LOR Building , Quezon Avenue, Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Writ of Execution and all lawful fees and expenses of sale.

**APPROVED FOR POSTING**  
  
**CATHERINE MEDINA S. MEDINA**  
 Administrative Officer V  
 NLRC - NCR

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Likewise, this Notice of Sheriff's Sale will be posted in three (3) conspicuous places where the Real Property are registered and situated and where the public auction sale shall take place.

Prospective buyers or bidders are hereby enjoined to investigate for themselves the Title of the Subject Real Property and the encumbrances thereon, if any there be.

Quezon City, Philippines, May 2, 2024

  
**JAMES B. POSADA**  
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication - **MAY 9, 2024**

2<sup>nd</sup> Publication - **MAY 16, 2024**

**WARNING:**

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**NOTE:**

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**AND ERNESTO "TEBEN" CUNANAN**  
**AND EDUARDO OLIVAS.,**  
**Respondents**

X-----X

**NOTICE OF SHERIFF'S SALE**

WHEREAS, Pursuant to the Writ of Execution dated **2 MAY 2023**, issued by the Hon. **SHERWIN J. CASURAO**, Labor Arbiter, National Labor Relations Commission, National Capital Region, Quezon City, relative to the above-captioned case for the recovery by way of distraint the sum of **TWENTY NINE MILLION FIVE HUNDRED SEVENTY NINE THOUSAND SEVEN HUNDRED SEVENTY EIGHT 95/100(Php29,579,778.95 less partial satisfaction of Php425,348.19)** representing complainants' monetary award including the amount of **(Php294,290.00)** as Execution fee and **(Php147,918.89)** as Deposit Fee, and it's all improvements and any further amount by way of interests, costs and other incidental expenses incurred in this execution. LEVY is hereby made upon the Real Property of respondent **ERNESTO CUNANAN**, by the undersigned Sheriff, covered by **TCT No. C-336346** more particularly described as follows:

**Transfer Certificate of Title**

**No. -C-336346**

(Brief technical description)

*--A parcel of land (Lot 6-C, of the subd. plan Psd-007501-029120-D, being a portion of the cons. Of Lot 6, Pcs-007501-004747-D, LRC Rec. no. N-4815), situated in the Brgy., of Talisay, Caloocan City, Metro Manila, Island of Luzon. Bounded on the SE .., containing an area of EIGHT HUNDRED (800) SQUARE METERS, more or less..*

NOW, THEREFORE, by virtue of the Writ of Execution, and in accordance with Section 18, Rule 39 of the Rules of Court of the Philippines, the Sheriff of the National Labor Relations Commission/DOLE, through the undersigned Sheriff, will sell at Public Auction to the highest bidder for cash and in Philippine Currency on **MAY 29, 2024 at 10:00 o'clock in the morning or soon thereafter at Branch 45, 4TH FLOOR, BEN-LOR Building , Quezon Avenue, Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Writ of Execution and all lawful fees and expenses of sale.

**APPROVED FOR POSTING**  
  
**CATHERINE MEDINA S. MEDINA**  
 Administrative Officer V  
 NLRC - NCR

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Prospective buyers or bidders are hereby enjoined to investigate for themselves the Title of the Subject Real Property and the encumbrances thereon, if any there be.

Quezon City, Philippines, May 2, 2024

  
**JAMES B. POSADA**  
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication - **MAY 9, 2024**

2<sup>nd</sup> Publication - **MAY 16, 2024**

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**NOTE:**

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**AND ERNESTO "TEBEN" CUNANAN**  
**AND EDUARDO OLIVAS.,**  
**Respondents**

X-----X

**NOTICE OF SHERIFF'S SALE**

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**Transfer Certificate of Title**

**No. -C-336347**

(Brief technical description)

*--A parcel of land (Lot 2, of the cons. subd. plan Pcs-007501-004747-D, being a portion of the cons. Of Lots A-4, A-5 & A-6 Psd-13-010643, LRC Rec. no. N-4815), situated in the Brgy., of Talisay, Caloocan City, Metro Manila, Island of Luzon. Bounded on the NW ..., containing an area of TWO THOUSAND THREE HUNDRED FORTY SEVEN THOUSAND (2,347) SQUARE METERS, more or less..*

NOW, THEREFORE, by virtue of the Writ of Execution, and in accordance with Section 18, Rule 39 of the Rules of Court of the Philippines, the Sheriff of the National Labor Relations Commission/DOLE, through the undersigned Sheriff, will sell at Public Auction to the highest bidder for cash and in Philippine Currency on **MAY 29, 2024 at 10:00 o'clock in the morning or soon thereafter at Branch 45, 4TH FLOOR, BEN-LOR Building , Quezon Avenue, Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Writ of Execution and all lawyer fees and expenses of sale.

**APPROVED FOR POSTING**  
**CATHERINE MELBA S. MEDINA**  
 Administrative Officer V  
 NLRC - NCR

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Likewise, this Notice of Sheriff's Sale will be posted in three (3) conspicuous places where the Real Property are registered and situated and where the public auction sale shall take place.

Prospective buyers or bidders are hereby enjoined to investigate for themselves the Title of the Subject Real Property and the encumbrances thereon, if any there be.

Quezon City, Philippines, May 2, 2024

  
**JAMES B. POSADA**  
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication - **MAY 9, 2024**

2<sup>nd</sup> Publication - **MAY 16, 2024**

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**NOTE:**

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**Respondents**

X-----X

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**Transfer Certificate of Title**

**No. C-372182**

(Brief technical description)

*A parcel of land (Lot 6, Blk. 4 of the subdn. plan (LRC) Psd-122571, being a portion of Lot 6-b-2, (LRC) Psd-106857, LRC Rec. no. 6563), situated in Caloocan. Island of Luzon. Bounded on the N... containing an area of THREE HUNDRED SEVENTY FIVE (375) SQUARE METERS, more or less..*

NOW, THEREFORE, by virtue of the Writ of Execution, and in accordance with Section 18, Rule 39 of the Rules of Court of the Philippines, the Sheriff of the National Labor Relations Commission/DOLE, through the undersigned Sheriff, will sell at Public Auction to the highest bidder for cash and in Philippine Currency on **MAY 29, 2024 at 10:00 o'clock in the morning or soon thereafter at Branch 45, 4<sup>TH</sup> FLOOR, BEN-LOR Building , Quezon Avenue, Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Writ of Execution and all lawful fees and expenses of sale.

APPROVED FOR POSTING  
  
**CATHERINE MELOY S. MEDINA**  
 Administrative Officer V  
 NLRC - NCR

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Prospective buyers or bidders are hereby enjoined to investigate for themselves the Title of the Subject Real Property and the encumbrances thereon, if any there be.

Quezon City, Philippines, May 2, 2024

  
**JAMES B. POSADA**  
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication - **MAY 9, 2024**

2<sup>nd</sup> Publication - **MAY 16, 2024**

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