

07 June 2017



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

MAREJEN P. ESCABUSA, ET. AL.,  
Complainant/s,

- versus -

NLRC NCR CASE NO. 06-06951/15

DE LUXE ASIA PACIFIC CO. /  
VERONICA L. FERNANDEZ /  
SEBASTIAN FERNANDEZ,  
Respondents.

x-----x



**NOTICE OF SHERIFF'S SALE**

WHEREAS, by virtue of a Writ of Execution dated 23 September 2016 issued in the above-entitled case by Hon. VIVIAN H. MAGSINO-GONZALEZ, Labor Arbiter, National Labor Relations Commission, National Capital Region, Quezon City, for the recovery by way of distraint the amount of EIGHT HUNDRED SEVENTY SIX THOUSAND THREE HUNDRED THIRTY SIX PESOS & 71/100 (P876,336.71) due to complainants plus Execution Fee of P8,263.37, Deposit Fee of P4,401.68 and any other expenses that may be incurred in this execution, LEVY is hereby made upon the corresponding share of REAL PROPERTY of respondent VERONICA FERNANDEZ including improvements thereon, covered by TRANSFER CERTIFICATE OF TITLE NO. 004-2010006415, more particularly described as follows:

**TRANSFER CERTIFICATE OF TITLE NO. 004-2010006415**

A parcel of land (Lot 3, Block 1 of the consolidation-subdivision plan (LRC) Pcs-23521, approved as a non-subdivision project, being a portion of the consolidation of lots 116-D-2-C & 116-D-2-D (LRC) Psd-24595, LRC Rec. No. 5975), situated in Quezon City, Island of Luzon. Bounded on the NE., containing an area of FIVE HUNDRED NINE (509) SQ. M. 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 **June 7, 2017 at 10:00 o'clock in the morning or soon thereafter at the Sheriff's Office, Ground Floor, PPSTA Bldg. Banawe St. 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.

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 aforesaid. 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, 10 May 2017.



**CARLOS G. MANUEL**  
Sheriff

PUBLICATIONS HEREOF WILL BE MADE  
AS FOLLOWS:

1<sup>st</sup> Publication – May 12, 2017

2<sup>nd</sup> Publication – May 19, 2017

**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 appear, said sale shall automatically reset on **June 14, 2017**, same time and place without further re-publication and posting of this notice.