



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



ERIC E. MENDOZA, ET AL.,
Complainant/s,

- versus -

NLRC NCR CASE NO. 03-00183-22

**FIRST SNOWDEN SYSTEMS & INDUSTRIAL
 CORP. / ET AL.,**
Respondents.

x-----x

NOTICE OF SHERIFF'S SALE

WHEREAS, pursuant to the Writ of Execution dated 29 August 2023 issued in the above-entitled case by Hon. Ann M. Morales-Sapasap, Labor Arbiter, National Labor Relations Commission, National Capital Region, Quezon City, for the recovery by way of the distraint amount of TWO MILLION THREE HUNDRED NINETY FIVE THOUSAND EIGHT HUNDRED SIXTY FIVE PESOS and 02/100 (P2,395,865.02) representing judgment award, plus P23,458.65 as Execution Fee and Deposit Fee of P11,999.32 any other incidental expenses that may be incurred in this execution, LEVY is hereby made upon the corresponding share of REAL PROPERTY of respondent EMELITO N. SAN JUAN, covered by TRANSFER CERTIFICATE OF TITLE NO. 116446, 175460, 176318 more particularly described as follows:

**TRANSFER CERTIFICATE OF TITLE NO. 116446
 (Brief description)**

A parcel of land (Lot 15, Blk 2. of the subd. plan (LRC) Psd-225294, being a portion of Lot 2-B (LRC) Psd-95245, LRC Case N-1424, Rec. No. N-17472) situated in the Bo. OF Wawa, Mun. of Parañaque, Prov. of Rizal, is. of Luzon. Bounded on the NE, points 8 to 1 by Lot 13 on the SE, points 1 to 2 by Lot 16; both of Blk. 2, on the SW & NW, points 2 to 8 by Road Lot. All of the subd. plan. Beginning at a point marked "1" on plan being S. 49 deg. 02' E., 2568.70 m. from BLLM No. 1, Parañaque Cad., thence N. 59 deg. 56'W., 6.01 m. to point 4; thence N. 41 deg. 55'W., 6.00 m. to point 5; thence N. 24 deg. 00'W., 6.03 m. to point 6; thence N. 6 deg 06'W., 6.03 m. to point 7; thence N. 11 deg. 48'E 6.03 m. to point 8; thence S. 58 deg. 18'E., 25.27m to point of beginning containing an area of THREE HUNDRED TWENTY FOUR (324) SQ. METERS more less. (Copy of which is hereto attached for your reference.)

**TRANSFER CERTIFICATE OF TITLE NO. 175460
 (Brief description)**

A parcel of land (Lot 14, Blk. 1 of the subd. Plan (LRC) Psd-225294 being a portion of Lot 2-B (LRC) Psd-95245, LRC Case No. 1424, LRC Rec. No. N-17472) situated in the Bo. Of Wawa, Mun. of Parañaque, Prov. Of Rizal, Is. Of Luzon. Bounded on the NE., points 4 to 1 by Road Lot 1, on the SE., points 1 to 2 by Lot 13, Blk. 1. Both of the subd. Plan, on the SW., points 2 to 3 by Lot 2-A (LRC) Psd-95245; on the NW., points 3 to 4 by Lot 15, Blk. 1, of the subd. plan. Beginning at a point marked "1" on plan being S. 48 deg. 34 "E., 2583.26 m. from BLLM No. 1, Parañaque Cad. Thence S. 21 deg. 41'W., 20.00 m. to point 2; thence N. 68 deg. 46'W., 12.00 to point 3; thence N. 21 deg. 14'E., 20.00 m. to point 4; thence S. 68 deg. 46'E., 12.00 m. to point of beginning containing an area of TWO HUNDRED FORTY (240) SQ. METERS more or less. (Copy of which is hereto attached for your reference.)

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

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 **September 18, 2024 at 10:00 o'clock in the morning or soon thereafter at the Branch 7, 2nd Floor, Ben-Lor Building 1184 Quezon Avenue Quezon City**, the above-described Real Property together with all improvements thereon in order to satisfy said Corrected Writ of Execution and all lawful fees and expenses of sale.

NOTED: THIS REAL PROPERTY BE SOLD SEPERATELY, SAME TIME DATE AND PLACE.

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 afocrecited. 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, August 22, 2024.


MARC CYRUS P. CRUZ
Sheriff III

PUBLICATIONS HEREOF WILL BE MADE AS FOLLOWS:

1st Publication – August 27, 2024

2nd Publication – September 03, 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 appear, said sale shall automatically reset on **September 25, 2024**, same time and place without further re-publication and posting of this notice.