



**NIMROD B. VICERA, ET AL.**  
 Complainants,

- versus -

CASE NO. RAB-XI-05-00572-19

**MICHAEL BANGCAYA – CONTRACTOR**  
 and/or **R. SEMILLA CONSTRUCTION AND**  
**MARKETING, MR. ROBERTO SEMILLA –**  
**OWNER; and/or AL HANDASA CONSTRUCTION**  
**AND MR. ABDULAZIZ KADIL – OWNER;**  
 And/or **FFJJ CONSTRUCTION AND MR.**  
**OSMEÑA PALANGGALAN, INC. AND MR.**  
**VICTORIANO L. ADA – OWNER,**  
 Respondents.



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# NOTICE OF LEVY

**T O :** The Register of Deeds  
**OFFICE OF THE REGISTRY OF DEEDS**  
 Isulan, Sultan Kudarat

**G R E E T I N G S :**

**YOU ARE HEREBY RESPECTFULLY NOTIFIED** that by virtue of the Writ of Execution issued in the above-entitled case on 10 FEBRUARY 2021, by Hon. Labor Arbiter ROMMEL L. GALICIA of the National Labor Relations Commission, Regional Arbitration Branch No. XI, Davao City, copy of which is herewith attached, for the recovery of the amount of PESOS : TWO MILLION ONE HUNDRED NINETEEN THOUSAND FOUR HUNDRED THIRTY SEVEN and 06/100 (Php 2,119,437.06), **LEVY** is hereby made upon the property, including all improvements thereon, hereunder described as follows :

**TRANSFER CERTIFICATE OF TITLE**  
**NO. 153-2020000305**  
 Registry of Deeds for Isulan, Sultan Kudarat

**DESCRIPTION OF THE LAND**

*IT IS HEREBY CERTIFIED that certain land situated in BARANGAY LOWER KATUNGAL, CITY OF TACURONG, PROVINCE OF SULTAN KUDARAT, ISLAND OF MINDANAO more particularly bounded and described as follows:*

**LOT NO: 5444-B-13-B, PLAN NO: PSD-12-078177**  
**PORTION OF: LOT 5444-B-13, PSD-12-030381**  
**LOCATION: BARANGAY LOWER KATUNGAL, CITY OF TACURONG, PROVINCE OF SULTAN KUDARAT, ISLAND OF MINDANAO**

**A parcel of land, Lot 17, OF THE SUBD. PLAN (LRC) PSD-126585, BEING A PORTION OF BLOCK 3, (LRC) PCS-5896, LRC REC. NO. N. PAT) SITUATED IN THE**

TECHNICAL DESCRIPTION

BOUNDARIES:

Line	Direction	Adjoining Lot (S)
1-2	SW	LOT 5444-B-13-A, PSD-12-078177
2-3	NW	LOT 5444-A, (LRC), PSD-198647
3-4	NE	LOT-5444-B-13-C, PSD-12-078177
4-1	SE	ROAD LOT 5444-B-18, PSD-12-030381

TIE POINT: BLLM NO. 94, SWO-17260

LINE	BEARING	DISTANCE
TO CORNER 1	S.00 13' E	6929.37 M
1-2	N.21, 54'E	23.97 M
2-3	N.68, 56' E	14.26 M
3-4	S. 21' 54'E	24.12 M
4-1	S. 69, 31W	14.26 M

AREA: THREE HUNDRED FORTY THREE (343) SQUARE METERS, MORE OR LESS.

is registered in accordance with the provisions if section 103 of the Property Registration Decree in the name of\*

**MICHAEL JOHN P. BANGCAYA, OF LEGAL AGE, FILIPINO,  
MARRIED TO MARGARETH ANNE PLACER**

Address: Negrillo Subd., Tacurong City, Sultan Kudarat

Subject to the provisions of the said Property Registration Decree ad the Public Land Act as well as to those of the Mining Laws, if the land is mineral and subject, further, to such conditions contained in the original title as may be subsisting, and to.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Homestead Patent  
Patent Date: 10/23/1954  
Under Act No.: 141  
Volume No.: 57

Original Rd: Cotabato Province  
Oct Date: 12/06/1956  
Oct No.: OCT-V-13057  
Page no.: IXVI

NOW, THEREFORE, pursuant to the said Writ of Execution, THE REGISTER OF DEEDS, OFFICE OF THE REGISTRY OF DEEDS FOR THE ISULAN, SULTAN KUDARAT, is hereby respectfully advised to enter the appropriate annotation on the Memorandum of Encumbrance of the **TRANSFER CERTIFICATE OF TITLE NO. 153-2020000305**, REGISTRY OF DEEDS OF ISULAN, SULTAN KUDARAT.

ACCORDINGLY, please certify that this NOTICE OF LEVY and the WRIT OF EXECUTION has/have been duly registered in the ISULAN, SULTAN KUDARAT Registry of Deeds Electronic Registered Land Book and the corresponding memorandum duly made on the aforementioned **TRANSFER CERTIFICATE OF TITLE NO. 153-2020000305**.



Davao City, Philippines, 27 MARCH 2023.

  
RYAN LLOYD A. SAYCON  
Sheriff III

CC :

ATTY. NELIA Q. TANCIO-SEDILLO  
Executive Labor Arbiter  
National Labor Relations Commission  
Regional Arbitration Branch No. XI  
Davao City

MRS. SHERYL A. HUINDA  
Administrative Officer V  
NLRC, RAB No. XI, Davao City

LEGAL AND ENFORCEMENT DIVISION  
National Labor Relations Commission  
National Capital Region  
PPSTA Building No. 5  
Banawe Avenue – Florentino Torres Street  
Quezon City

MICHAEL JOHN BANGCAYA  
Daffodil Street, Alpha Homes Subdivision,  
Matina, Davao City

MICHAEL JOHN BANGCAYA  
Negrillo Subd., Tacurong,  
Sultan Kudarat