

DANILO L. MENDOZA,
Complainants,
-versus-

NLRC RAB II CN. 05-00155-2015

TAGCHEM DRAGON DISTRIBUTION
INCORPORATED AND/OR
THEO ANGELO A. GARCIA,
Respondent.

X ----- X

NOTICE OF AUCTION SALE ON EXECUTION OF REAL PROPERTY

WHEREAS, by virtue of the Updated Writ of Execution issued in the above-entitled case, dated March 6, 2017, wherein **DANILO L. MENDOZA** is the Complainant and **TAGCHEM DRAGON DISTRIBUTION INCORPORATED AND/OR THEO ANGELO A. GARCIA** are the respondents for the recovery by way of distraint of the sum of **ONE MILLION SEVEN HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED NINETY NINE PESOS & 55/100 (P1,767,999.55)** representing the balance of the award due to the complainant including execution and deposit fees, sheriff's incidental expenses, charges, and other legal and necessary expenses for foreclosure, levy on execution. **LEVY was made on March 20, 2017, thru the Register of Deeds, Province of Ilagan City, Isabela, on the rights, interests, and participation of said defendants in the real property more particularly described as follows:**

"A PARCEL OF LAND (LOT NO. 2, PCS-(AF) -02-000153, BEING A PORTION OF LOT a-2-J-10-h AND LOT A-2-J-10-J, PSD-2-02-010028), SITUATED IN THE BARRIO OF DADAP (NOW SAN FERMIN), MUNICIPALITY OF CAUAYAN, MUNICIPALITY OF CAUAYAN, PROVINCE OF ISABELA, ISLAND OF LUZON. BOUNDED ON THE NE., ALONG LINE 3-4 BY PROVINCIAL ROAD; ON THE SW., NE., ALONG LINES 4-5-6 BY LOT 1 OF THE SUBD. PLAN; ON THE SW., ALONG LINES 6-7-8-9-10-11-1 BY LOT A-2-J-10-F; LOT A-J-10-B; AND LOT A-2-J-10-A ALL OF THE PSD-2-02-001028; AND ON THE NW., ALONG LINES 1-2-3 BY PROPERTY OF IGNACIO BUCAYO. BEGINNING AT A POINT MARKED "1" ON THE PLAN BEING S. 48-08'E., 3274.90 M. FROM MON. E-4, ISABELA ESTATE. THENCE N. 10-17'E., 81.01 M. TO POINT 2; N. 09-56'E., 13.44 M. TO POINT 3; S. 75-12'E., 2.00 M. TO POINT 4; S. 10-02'W., 13.61 M. TO POINT 5; S. 70-11'E., 6.02 M. TO POINT 6; S. 13-37'W., 16.00 M. TO POINT 7; S.13-37'W., 16.00 M. TO POINT 8; S. 13-37'W., 16.00 M. TO POINT 9; S.13-17'W., 16.00 M. TO POINT 10; S. 13-37'W., 16.00 M. TO POINT 11; N. 76-16'W., 3.26 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF FOUR HUNDRED SEVENTY SEVEN (477) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE GROUND AND ARE MARKED PS CYL. CONC. MONS. 15 X 60 CMS.; BEARINGS TRUE. DATE OF ORIGINAL SURVEY, APRIL 7, 1937 AND THAT OF THE SUBD. SURVEY WAS EXECUTED BY GEO. ENGR. LEOCADIO S. OBEDOZA ON DEC. 9, 1996 AND WAS APPROVED ON FEB. 7, 1997.

This lot is covered by TCT No. 035-2013001834, containing an area of **FOUR HUNDRED SEVENTY SEVEN (477) square meters more or less.** It was issued in the name of **THEO ANGELO AVES GARCIA.**

NOW THEREFORE, by virtue of said Writ of Execution and in accordance with Rule VI, Sec.1.Paragraph C of the 2012 NLRC Sheriffs' Manual on Execution of Judgment, the Sheriff of this Office will sell at Public Auction to the Highest Bidder, for **CASH and in Philippine Currency on June 7, 2017 at 9:00 in the morning to 3:00 in the afternoon at NLRC RAB 02 Office located at Casibang Bldg., Caritan Highway, Tuguegarao City, the rights interests, and participation of defendants in the described personal property in order to satisfy said Order of Execution.**

Issued at Tuguegarao City, Cagayan, April 10, 2017.

Approved:

Baricaua
MA. LOURDES R. BARICAUA
Labor Arbiter
Officer-in-Charge *MP*

Shain
CONCEPCION T. BAUTISTA

Sheriff II

Tabbu
GLORIA F. TABBU
Acting Sheriff