

**PNB PROPERTY AUCTION** up to **25% discount**

**ALBAY, CAMARINES NORTE, CAMARINES SUR, CATANDUANES, MASBATE & SORSOGON**

PROPERTIES FOR AUCTION

**NAGA CITY**

**FEBRUARY 7, 2013 • THURSDAY • 2:00 p.m.**

**VENUE: THE AVENUE PLAZA HOTEL**  
Magsaysay Avenue, Naga City

**HOUSE AND LOT**



**ITEM A8**

Title ID : 15709 / 15710 / 15711  
Lot Area: 1,105.00 sqm.  
Floor Area: 944.00 sqm.  
TCT # 39121 / 39122 / 39123  
Blk. 7 Lot 1,2 & 3 Sto. Niño Cor. St. Jude Sts.,  
Penafrancia Subd., Brgy. San Felipe, Naga City  
Market Price: 6,714,250.00  
Min. Bid Price : 6,100,000.00

**RESIDENTIAL LOT**



**ITEM A9**

Title ID : 7096  
Lot Area: 1,392.00 sqm.  
TCT # 37906  
Lot 3168-G Abella St., Brgy. Abella,  
Naga  
Market Price: 7,659,000.00  
Min. Bid Price : 6,000,000.00

**ITEMS ABOVE P1 Million**

1- 5 years > 10%  
6-10 years > 12%

Fixed interest rate for instalment terms

**ALBAY**

**ITEM A1 - House and Lot**  
Title ID : 19369  
Lot Area: 79.00 sqm.  
Floor Area: 267.00 sqm.  
TCT # T-138722  
Lot 12-B Jaucian St., Dona Maria Subd., Tagas, Daraga, Albay  
Market Price: 2,519,100.00  
Min. Bid Price : 2,519,100.00

**ITEM A2 - Vacant Lot**  
Title ID : 12600  
Lot Area: 4,075.00 sqm.  
TCT # T-131317  
Lot 3 Brgy. Road (Old Pnr Track) San Roque, Daraga, Albay  
Market Price: 8,150,000.00  
Min. Bid Price : 7,500,000.00

**ITEM A3 - Commercial Lot**  
Title ID : 14621  
Lot Area: 450.00 sqm.  
Floor Area: 180.00 sqm.  
TCT # 37805  
Lot 4 Lakandula Drive, Gogon, Legazpi City  
Market Price: 3,402,000.00  
Min. Bid Price : 3,062,000.00

**Agricultural Lot**



**ITEM A5**

Title ID : 13007  
Lot Area: 2,599.00 sqm.  
TCT # T-136090  
Lot 1598-C, Bariw, Malinao, Albay  
Market Price: 1,819,300.00  
Min. Bid Price : 1,480,000.00

**CAMARINES NORTE**

**ITEM A6 - Vacant Lot**  
Title ID : 19173  
Lot Area: 323.00 sqm.  
TCT # T-68734  
Lot 4 Blk 3 Metropark Village, Brgy. Pasig, Daet, Camarines Norte  
Market Price: 1,292,000.00  
Min. Bid Price : 1,230,000.00

**CAMARINES SUR**

**Vacant Lot**



**ITEM A7**

Title ID : 14924  
Lot Area: 1,239.00 sqm.  
TCT # 32623  
Lot 2-B-2-B-2-B-1-A-1, Brgy. San Francisco, Ocampo, Camarines Sur  
Market Price: 1,090,320.00  
Min. Bid Price : 791,000.00

**House and Lot**



**ITEM A8**

Title ID : 15709 / 15710 / 15711  
Lot Area: 1,105.00 sqm.  
Floor Area: 944.00 sqm.  
TCT # 39121 / 39122 / 39123  
Blk. 7 Lot 1,2 & 3 Sto. Niño Cor. St. Jude Sts., Penafrancia Subd. Brgy. San Felipe, Naga City  
Market Price: 6,714,250.00  
Min. Bid Price : 6,100,000.00

**UP TO 25% DISCOUNT**  
**AS LOW AS 8% INTEREST RATE**  
**PAYMENT TERMS UP TO 10 YEARS**

**For Instalment Buyers**  
PLS. BRING PROOF OF INCOME (ITR, Cert. of Employment, Bank statement etc)

**CASH OR MANAGERS CHECK ONLY**  
**NO DEPOSIT, NO PARTICIPATION**  
\*Rates may vary according to market value of property

### House and Lot



#### ITEM A9

Title ID : 7096  
Lot Area: 1,392.00 sqm.  
TCT # 37906  
Lot 3168-G Abella St., Brgy. Abella, Naga  
Market Price: 7,659,000.00  
Min. Bid Price : 6,000,000.00

### House and Lot



#### ITEM A11

Title ID : 16190  
Lot Area: 1,482.00 sqm.  
TCT # T-34346  
Lot Nos. 815 & 516 National Road, Barangay Pamukid, San Fernando, Camarines Sur  
Market Price: 1,798,000.00  
Min. Bid Price : 1,618,200.00

### CATANDUANES

#### ITEM A12 - House and Lot

Title ID : 17623  
Lot Area: 400.00 sqm.  
Floor Area: 81.42 sqm.  
TCT # 6902  
Lot No. 9214-B, No. 051 Brgy. Tamburan, Bato, Catanduanes  
Market Price: 1,031,526.00  
Min. Bid Price : 930,000.00

### SORSOGON

#### ITEM A13 - House and Lot

Title ID : 14934  
Lot Area: 130.00 sqm.  
Floor Area: 248.00 sqm.  
TCT # T-53711  
Lot No. 866-B-4-B-1 Luna-Candol St., Poblacion, Gubat, Sorsogon  
Market Price: 1,721,600.00  
Min. Bid Price : 1,550,000.00

ITEM A14 - Agricultural Lot  
Title ID : 11514  
Lot Area: 10,890.00 sqm.  
TCT # T-44227  
Lot 1899-B, Brgy. San Ignacio, Gubat, Sorsogon  
Market Price: 1,633,500.00  
Min. Bid Price : 1,471,000.00



### ALBAY

#### ITEM PB15 - Residential Lot

Title ID : 10827  
Lot Area: 1,647.00 sqm.  
TCT # T-71011  
Lot No. 4829 Brgy. Bonga, Bacacay, Albay  
Market Price: 181,170.00  
Min. Bid Price : 145,000.00

#### ITEM PB16 - Residential Lot

Title ID : 14324 / 14323  
Lot Area: 1,893.00 sqm.  
TCT # T-91160 / T-91159  
Lot Nos. 463 & 459-B Morera, Guinobatan, Albay  
Market Price: 737,750.00  
Min. Bid Price : 591,000.00

#### ITEM PB17 - Residential Lot

Title ID : 12838  
Lot Area: 252.00 sqm.  
TCT # 44629  
Lot No. 5590-P Brgy. Dita, Legazpi City  
Market Price: 50,400.00  
Min. Bid Price : 41,000.00

### Residential Lot



#### ITEM PB18

Title ID : 18683  
Lot Area: 1,839.00 sqm.  
TCT # T-130974  
Lot No. 1439 Brgy. Bankilingan, Tabaco City  
Market Price: 588,480.00  
Min. Bid Price : 471,000.00

### CAMARINES NORTE

#### ITEM PB19 - Residential Lot

Title ID : 11553  
Lot Area: 191.00 sqm.  
TCT # T-51977  
Lot 3 Blk. 4 Brgy. Talubatib, Labo, Camarines Norte  
Market Price: 42,020.00  
Min. Bid Price : 34,000.00

#### ITEM PB20 - Residential Lot

Title ID : 11549  
Lot Area: 405.00 sqm.  
TCT # T-51972  
Lot 10 Blk. 5 Brgy. Talubatib, Labo, Camarines Norte  
Market Price: 89,100.00  
Min. Bid Price : 72,000.00

#### ITEM PB21 - Residential Lot

Title ID : 11551  
Lot Area: 151.00 sqm.  
TCT # T-51975  
Lot 6 Blk. 5 Brgy. Talubatib, Labo, Camarines Norte  
Market Price: 33,220.00  
Min. Bid Price : 27,000.00

#### ITEM PB22 - Residential Lot

Title ID : 11552  
Lot Area: 195.00 sqm.  
TCT # T-51976  
Lot 4 Blk. 4 Brgy. Talubatib, Labo, Camarines Norte  
Market Price: 35,100.00  
Min. Bid Price : 29,000.00

#### ITEM PB23 - Residential Lot

Title ID : 11554  
Lot Area: 187.00 sqm.  
TCT # T-51979  
Lot 9 Blk. 5 Brgy. Talubatib, Labo, Camarines Norte  
Market Price: 41,140.00  
Min. Bid Price : 33,000.00

#### ITEM PB24 - Residential Lot

Title ID : 18686  
Lot Area: 579.00 sqm.  
TCT # T-50079  
Lot 593-D-2 Lag-On, Camarines Norte  
Market Price: 289,500.00  
Min. Bid Price : 232,000.00

#### ITEM PB25 - Residential Lot

Title ID : 14131  
Lot Area: 159.00 sqm.  
TCT # T-44930  
Lot 17 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 111,300.00  
Min. Bid Price : 90,000.00

#### ITEM PB26 - Residential Lot

Title ID : 14130  
Lot Area: 152.00 sqm.  
TCT # T-44929  
Lot 18 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 106,400.00  
Min. Bid Price : 86,000.00

#### ITEM PB27 - Residential Lot

Title ID : 14132  
Lot Area: 150.00 sqm.  
TCT # T-44931  
Lot 16 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 105,000.00  
Min. Bid Price : 84,000.00

#### ITEM PB28 - Residential Lot

Title ID : 14133  
Lot Area: 150.00 sqm.  
TCT # T-44932  
Lot 15 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 105,000.00  
Min. Bid Price : 84,000.00

#### ITEM PB29 - Residential Lot

Title ID : 14134  
Lot Area: 164.00 sqm.  
TCT # T-44933  
Lot 14 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 114,800.00  
Min. Bid Price : 92,000.00

#### ITEM PB30 - Residential Lot

Title ID : 14135  
Lot Area: 150.00 sqm.  
TCT # T-44934  
Lot 13 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 105,000.00  
Min. Bid Price : 84,000.00

#### ITEM PB31 - Residential Lot

Title ID : 14136  
Lot Area: 150.00 sqm.  
TCT # T-44935  
Lot 12 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 105,000.00  
Min. Bid Price : 84,000.00

#### ITEM PB32 - Residential Lot

Title ID : 14137  
Lot Area: 150.00 sqm.  
TCT # T-44936  
Lot 11 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
Market Price: 105,000.00  
Min. Bid Price : 84,000.00

**ITEM PB33 - Residential Lot**

Title ID : 14129  
 Lot Area: 171.00 sqm.  
 TCT # T-44928  
 Lot 19 Blk. 1 Menor Subd., Brgy. San Roque, Mercedes, Camarines Norte  
 Market Price: 119,700.00  
**Min. Bid Price : 96,000.00**

**ITEM PB34 - Residential Lot**

Title ID : 2786  
 Lot Area: 1,005.00 sqm.  
 TCT # T-52498  
 Lot No. 4-G-12 Barrio Of Tabayagan (Now Brgy. San Roque), Mercedes, Camarines Norte  
 Market Price: 452,250.00  
**Min. Bid Price : 362,000.00**

**House and Lot****ITEM PB35**

Title ID : 10719  
 Lot Area: 200.00 sqm.  
 Floor Area: 160.00 sqm.  
 TCT # T-48525  
 Lot 4-K-2, Eco Ave., Poblacion, Brgy. San Roque, Mercedes, Camarines Norte  
 Market Price: 894,000.00  
**Min. Bid Price : 716,000.00**

**ITEM PB36 - House and Lot**

Title ID : 5518  
 Lot Area: 349.00 sqm.  
 Floor Area: 52.00 sqm.  
 TCT # T-56175  
 Lot 3-D-3 Brgy. Daculang Bolo, San Lorenzo Ruiz, Camarines Norte  
 Market Price: 168,950.00  
**Min. Bid Price : 136,000.00**

**ITEM PB37 - House and Lot**

Title ID : 10972  
 Lot Area: 204.00 sqm.  
 Floor Area: 94.00 sqm.  
 TCT # T-68952  
 Lot No. 13-O, Brgy. Poblacion, Sta. Elena, Camarines Norte  
 Market Price: 774,600.00  
**Min. Bid Price : 620,000.00**

**ITEM PB38 - Residential Lot**

Title ID : 8108 / 8106  
 Lot Area: 1,009.00 sqm.  
 TCT # T-44937 / T-44939  
 Lot 2-A-2 / 2-A-2-C Brgy. Calangcawan Sur, Vinzons, Camarines Norte  
 Market Price: 605,400.00  
**Min. Bid Price : 485,000.00**

**CAMARINES SUR****ITEM PB39 - Agricultural Lot**

Title ID : 13283  
 Lot Area: 132,335.00 sqm.  
 TCT # 9159  
 Lot No. 749 Brgy. Mandiclom, Caramoan, Camarines Sur  
 Market Price: 130,341.74  
**Min. Bid Price : 105,000.00**

**ITEM PB40 - Vacant Lot**

Title ID : 12905  
 Lot Area: 7,307.00 sqm.  
 TD # 008-0645  
 Lot No. 005-B, Brgy. San Vicente Sur, Iriga City, Camarines Sur  
 Market Price: 328,815.00  
**Min. Bid Price : 264,000.00**

**ITEM PB41 - House and Lot**

Title ID : 7821  
 Lot Area: 182.00 sqm.  
 Floor Area: 130.00 sqm.  
 TCT # 29782  
 Lot No. 2 San Pascual St., Brgy. San Pascual, Tinambac, Camarines Sur  
 Market Price: 777,400.00  
**Min. Bid Price : 622,000.00**

**CATANDUANES****ITEM PB42 - Residential Lot**

Title ID : 11202  
 Lot Area: 787.00 sqm.  
 TCT # 2531  
 Lot 10830-E-1 Brgy. Road, Cavinitan, Virac, Catanduanes  
 Market Price: 708,300.00  
**Min. Bid Price : 567,000.00**

**MASBATE****ITEM PB43 - Agricultural Lot**

Title ID : 15613  
 Lot Area: 236,610.00 sqm.  
 TCT # 204817  
 Lot No. 798 Brgy. Potot, Milagros, Masbate  
 Market Price: 709,830.00  
**Min. Bid Price : 568,000.00**

**SORSOGON****ITEM PB44 - Residential Lot**

Title ID : 16108  
 Lot Area: 220.00 sqm.  
 TCT # T-16886  
 Lot 14 Blk. 2 Barrio Cambulaga, Sorsogon City  
 Market Price: 154,000.00  
**Min. Bid Price : 124,000.00**

**ITEM PB45 - Residential Lot**

Title ID : 16103  
 Lot Area: 207.00 sqm.  
 TCT # T-16880  
 Lot 8 Blk. 2 Barrio Cambulaga, Sorsogon City  
 Market Price: 144,900.00  
**Min. Bid Price : 116,000.00**

**ITEM PB46 - Residential Lot**

Title ID : 16107  
 Lot Area: 207.00 sqm.  
 TCT # T-16882  
 Lot 10 Blk. 2 Barrio Cambulaga, Sorsogon City  
 Market Price: 144,900.00  
**Min. Bid Price : 116,000.00**

**ITEM PB47 - Residential Lot**

Title ID : 16099  
 Lot Area: 247.00 sqm.  
 TCT # T-16912  
 Lot 2 Blk. 6 Barrio Cambulaga, Sorsogon City  
 Market Price: 172,900.00  
**Min. Bid Price : 139,000.00**

**ITEM PB48 - Residential Lot**

Title ID : 16111  
 Lot Area: 233.00 sqm.  
 TCT # T-16911  
 Lot 1 Blk. 6 Barrio Cambulaga, Sorsogon City  
 Market Price: 163,100.00  
**Min. Bid Price : 131,000.00**

**ITEM PB49 - Residential Lot**

Title ID : 16104  
 Lot Area: 209.00 sqm.  
 TCT # T-16893  
 Lot 22 Blk. 2 Barrio Cambulaga, Sorsogon City  
 Market Price: 188,100.00  
**Min. Bid Price : 151,000.00**

**A U C T I O N I N Q U I R Y****HOTLINES : (02) 573-4115 / 573-8-PNB (8762)**

**PNB SPECIAL ASSETS  
 MANAGEMENT GROUP  
 CUSTOMER SERVICE**

**REGIONAL ASSET  
 MANAGEMENT CENTERS  
 NAGA CITY**

Tel. No. (054) 472-8077  
 (0917) 507-7176 (Arlin)

Email Address: [enqueroap@pnb.com.ph](mailto:enqueroap@pnb.com.ph)

**BICOL****LEGAZPI CITY**

Tel. No. (052) 480-7647 (Miguel)  
 Email Address: [olbesml@pnb.com.ph](mailto:olbesml@pnb.com.ph)

**OPPORTUNITY TO EARN!!!****PNB ACCEPTS REAL ESTATE BROKERS and REFERRERS**

Marketing Department will facilitate the registration for all interested Referrers or Real Estate Brokers during the Auction Event.

For more details please call (02) 891-6040 local 4538 or email [refer@pnb.com.ph](mailto:refer@pnb.com.ph).

Contact person: **Ricky Legaspi**

• Auctioneer reserves the right at any time to pull out or update status of the properties in the event discrepancies are found. **PROPERTIES FOR SALE ARE ON AN "AS IS WHERE IS BASIS"**

Inadvertent misprints shall not alter the property's factual condition or shall they be deemed as a misrepresentation of the property.

• **Broker and Referrers of Bidders need to be present during the auction to be eligible for commission.**