



PROPERTY AUCTION

• as low as 6% interest • payment terms up to 20 years

NAGA CITY

PROPERTIES LOCATED IN

**ALBAY, CATANDUANES, CAMARINES SUR,
CAMARINES NORTE and SORSOGON**

March 26, 2015 • 2:00 P.M
THE AVENUE PLAZA HOTEL
Magsaysay Avenue, Balatas, Naga City

Item A1 - Residential / Commercial Php 22,850,000.00



Title ID : 17012
Lot Area: 3,359.00 sqm.
TCT # 080-2011000760

Lot 220 Along National Highway And Canuto Street
Within Brgy. San Isidro Now Brgy. San Antonio, Pili,
Camarines Sur

Min. Bid Price : 22,850,000.00

Item A2 - Commercial Php 450,000,000.00



Title ID : 14357
Lot Area: 51,631.00 sqm.
Floor Area: 1,180.00 sqm.
TCT # 48205

Lot 1-C-2-B-4-C-2 Roxas Avenue, Diversion Road,
Brgy. Of Tabuco, Naga City

Min. Bid Price : 450,000,000.00

Above 5 Million Properties

CAMARINES SUR

ITEM A1 - Residential / Commercial

Title ID : 17012
Lot Area: 3,359.00 sqm.
TCT # 080-2011000760
Lot 220 Along National Highway
And Canuto Street Within Brgy.
San Isidro Now Brgy. San
Antonio, Pili, Camarines Sur
Min. Bid Price : 22,850,000.00

ITEM A2 - Commercial

Title ID : 14357
Lot Area: 51,631.00 sqm.
Floor Area: 1,180.00 sqm.
TCT # 48205
Lot 1-C-2-B-4-C-2 Roxas Avenue,
Diversion Road, Brgy. Of Tabuco,
Naga City
Min. Bid Price : 450,000,000.00

ALBAY

ITEM A3 - Commercial

**Title ID : 14620 / 14622 / 14619 /
14618**
Lot Area: 2,282.00 sqm.
TCT # 37806 / 37812 / 37811 /
31513
Lot 7-A, 7-B, Lot 8, Lot 9,
Lakandula Drive, Brgy. Gogon,
Legaspi City, Albay
Min. Bid Price : 5,766,000.00

ITEM A4 - Residential

Title ID : 12600
Lot Area: 4,075.00 sqm.
TCT # T-131317
Lot 3, Brgy. Road, (Banag) San
Roque, Daraga Locsin, Albay
Min. Bid Price : 8,150,000.00



ITEM PB5 - Residential

Title ID : 8708
Lot Area: 366.00 sqm.
TCT # (P) 1479
Lot 1, Int. Lapu-Lapu St., Legaspi City,
Albay
Min. Bid Price : 1,788,000.00

ITEM PB6 - Residential

Title ID : 20907
Lot Area: 240.00 sqm.
Floor Area: 296.00 sqm.
TCT # T-139885 to T-139888
Lot 13, 14, 25 & 26 Block 11
Geraldine Subdivision, Brgy. Oyama-
Libtong, Tiwi, Albay
Min. Bid Price : 2,368,000.00

ITEM PB7 - Residential

Title ID : 20253
Lot Area: 1,250.00 sqm.
TCT # T-83128
Lot 13306-A, Bascaran, Daraga
Locsin, Albay
Min. Bid Price : 655,000.00

CAMARINES NORTE

ITEM PB8 - Residential

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

ITEM PB9 - Residential

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

ITEM PB10 - Residential

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

ITEM PB11 - Residential

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

ITEM PB12 - Residential

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

ITEM PB13 - Residential

Title ID : 14130
Lot Area: 152.00 sqm.
TCT # T-44929
Lot 18 Block 1 Menor Subdivision,
Brgy. San Roque, Mercedes,
Camarines Norte
Min. Bid Price : 107,000.00

ITEM PB14 - Residential

Title ID : 14131
Lot Area: 159.00 sqm.
TCT # T-44930
Lot 17 Block 1 Menor Subdivision,
Brgy. San Roque, Mercedes,
Camarines Norte
Min. Bid Price : 112,000.00

ITEM PB15 - Residential

Title ID : 11554
Lot Area: 187.00 sqm.
TCT # T-51979
Lot 9 Block 5 Interior Brgy., Talubatib,
Labo, Camarines Norte
Min. Bid Price : 112,200.00

ITEM PB16 - Residential

Title ID : 14134
Lot Area: 164.00 sqm.
TCT # T-44933
Lot 14 Block 1 Menor Subdivision,
Brgy. San Roque, Mercedes,
Camarines Norte
Min. Bid Price : 115,000.00

ITEM PB17 - Residential

Title ID : 11552
Lot Area: 195.00 sqm.
TCT # T-51976
Lot 4 Block 4 Interior Brgy., Talubatib,
Labo, Camarines Norte
Min. Bid Price : 117,000.00

ITEM PB18 - Residential
Title ID : 14129
Lot Area: 171.00 sqm.
TCT # T-44928
Lot 19 Block 1 Menor Subdivision,
Brgy. San Roque, Mercedes,
Camarines Norte
Min. Bid Price : 120,000.00

ITEM PB19 - Agricultural
Title ID : 16560
Lot Area: 29,340.00 sqm.
TCT # T-12801
Lot 76 Brgy. Alayao, Capalonga,
Camarines Norte
Min. Bid Price : 176,040.00

ITEM PB20 - Residential
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
Min. Bid Price : 192,000.00

ITEM PB21 - Residential
Title ID : 5892
Lot Area: 2,582.00 sqm.
Floor Area: 299.00 sqm.
TCT # T-53846
Lot 1-B-1 Purok 4, Brgy. Matacong,
San Lorenzo Ruiz, Camarines Norte
Min. Bid Price : 2,266,000.00

ITEM PB22 - Residential
Title ID : 11549
Lot Area: 405.00 sqm.
TCT # T-51972
Lot 10 Block 5 Interior Brgy.,
Talubatib, Labo, Camarines Norte
Min. Bid Price : 243,000.00

ITEM PB23 - Residential
Title ID : 11551
Lot Area: 151.00 sqm.
TCT # T-51975
Lot 6 Block 5 Brgy., Talubatib, Labo,
Camarines Norte
Min. Bid Price : 45,300.00

ITEM PB24 - Residential
Title ID : 10368
Lot Area: 230.00 sqm.
Floor Area: 47.27 sqm.
TCT # T-48577
Lot 922-B Sto. Intierio Street, Brgy.
Calangcawan Vinzons, Camarines
Norte
Min. Bid Price : 519,000.00

ITEM PB25 - Residential
Title ID : 256
Lot Area: 600.00 sqm.
TCT # T-26281 / T-26282 / T-26283
Lot 865-I-6-O, 865-I-6-P, 865-I-6-Q
Suzara Subd., Brgy. Dalas, Labo,
Camarines Norte
Min. Bid Price : 540,000.00

ITEM PB26 - Residential
Title ID : 10719
Lot Area: 200.00 sqm.
Floor Area: 100.00 sqm.
TCT # T-48525
Lot 4-K-2 Block 137 Eco Avenue,
Poblacion, San Roque, Mercedes,
Camarines Norte
Min. Bid Price : 710,000.00

ITEM PB27 - Residential
Title ID : 2786
Lot Area: 1,005.00 sqm.
TCT # T-52498
Lot 4-C-12 Brgy. San Roque,
Mercedes, Camarines Norte
Min. Bid Price : 804,000.00

CAMARINES SUR

ITEM PB28 - Residential
Title ID : 6342
Lot Area: 1,519.00 sqm.
TCT # 30201
Lot 1660-B Brgy. Del Rosario,
Canaman, Camarines Sur
Min. Bid Price : 1,152,000.00

ITEM PB29 - Agricultural
Title ID : 9216
Lot Area: 28,738.00 sqm.
TCT # RP-9523
Lot 596 Brgy. Cagnipa, Lagonoy (Now
Presentacion), Camarines Sur
Min. Bid Price : 240,000.00

ITEM PB30 - Residential
Title ID : 22313
Lot Area: 107.00 sqm.
TCT # 1498
Lot 9 Blk 6, Cithomes Subdivision,
San Nicolas, Iriga City
Min. Bid Price : 220,000.00

ITEM PB31 - Residential
Title ID : 6343
Lot Area: 784.00 sqm.
TCT # 30202
Lot 1660-A Brgy. Del Rosario,
Canaman, Camarines Sur
Min. Bid Price : 630,000.00

ITEM PB32 - Residential
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
Min. Bid Price : 992,000.00

CATANDAUANES

ITEM PB33 - Residential
Title ID : 3169
Lot Area: 1,765.00 sqm.
TCT # 15039
Lot 4920-B-4-C-5-D-1-E-1-C #406 A.
Tablizo St. (Angeles St.) Cavinitan
(Interior), Virac, Catanduanes
Min. Bid Price : 1,059,000.00

ITEM PB34 - Residential
Title ID : 11202
Lot Area: 1,707.00 sqm.
TCT # 2531 / 2532 / 2533
Lot 10830-E-1, 10830-E-4 & 10830-E-
5 Brgy. Road, Cavinitan, Virac,
Catanduanes
Min. Bid Price : 1,707,000.00

**ITEM PB35 - Residential /
Agricultural**
Title ID : 10602
Lot Area: 5,381.00 sqm.
TCT # 8891
Lot No. 322 Brgy. Toytoy, Caramoran,
Catanduanes
Min. Bid Price : 2,153,000.00

ITEM PB36 - Residential
Title ID : 1100
Lot Area: 112.00 sqm.
Floor Area: 70.00 sqm.
TD # 2013-11-0015-00333 / 2013-11-
0015-00334
Lot No. 1870 Pt. Brgy. Francia, Virac,
Catanduanes
Min. Bid Price : 296,000.00

ITEM PB37 - Residential
Title ID : 17623
Lot Area: 400.00 sqm.
Floor Area: 81.00 sqm.
TCT # 6902
Lot 9214-B #051 Brgy. Tamburan,
Bato, Catanduanes
Min. Bid Price : 989,000.00

SORSOGON

ITEM PB38 - Residential
Title ID : 16103
Lot Area: 207.00 sqm.
TCT # T-16880
Lot 8, Block 2, Road Lot,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 166,000.00

ITEM PB39 - Residential
Title ID : 16107
Lot Area: 207.00 sqm.
TCT # T-16882
Lot 10, Block 2, Road Lot,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 166,000.00

ITEM PB40 - Residential
Title ID : 16104
Lot Area: 209.00 sqm.
TCT # T-16893
Lot 22, Block 2, City Road,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 167,500.00

ITEM PB41 - Residential
Title ID : 16099
Lot Area: 247.00 sqm.
TCT # T-16912
Lot 2, Block 6, Road Lot,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 198,000.00

ITEM PB42 - Residential
Title ID : 16108
Lot Area: 220.00 sqm.
TCT # T-16886
Lot 14, Block 2, Road Lot,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 176,000.00

ITEM PB43 - Residential
Title ID : 16111
Lot Area: 233.00 sqm.
TCT # T-16911
Lot 1, Block 6, Road Lot,
Brgy. Cambulaga, Sorsogon,
Sorsogon
Min. Bid Price : 186,500.00

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**

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Locals: 4713 / 4539

Cellphone No. (0917) 507-8385

(Jho, Tania & Notch)

Email: properties@pnb.com.ph

**REGIONAL ASSET
MANAGEMENT CENTER**

NAGA CITY

Tel. No. (054) 472-8077 / (0917) 5077176
Arllin

Email: engueroap@pnb.com.ph

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 .

Contact person: Jenny Vi / Ricky

Purchase Proposal submitted prior to auction will be treated as valid bids for the auction. Submission must be to PNB-Special Assets Management Head Office-Pasay until March 20, 2015 at 3:00 p.m.

* The Bank reserves the right at anytime to pull out or update status of the properties in the event discrepancies are found.
* Inadvertent misprints shall not alter the property's factual condition nor shall they be deemed as a misrepresentation of the property
* PRICE & STATUS OF THE PROPERTIES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE
* PROPERTIES FOR SALE ARE ON AN "AS IS WHERE IS BASIS"
* Prior to the auction, bidders/buyers are advised to exercise due diligence on the physical and legal conditions of the property.
* DEPOSIT: PHP 25,000.00 CASH OR MANAGER'S CHECK ONLY
-NO DEPOSIT, NO PARTICIPATION-
* FOR INSTALLMENT BUYERS, PLEASE BRING PROOF OF INCOME (ITR, Cert. Of Employment, Bank Statement, Etc.)
* FOR REPRESENTATIVES, PLEASE BRING LETTER OF AUTHORIZATION
* Rates vary according to market value of property
* Brokers / Referrers of bidders need to be present during the auction to be eligible for commission

TERMS OF PAYMENT

1. Cash
2. Installment

A. For REGULAR SALE

- fixed 6% interest rate up to 5 years
- fixed 8% interest rate up to 5 to 10 years

B. For PABAHAH BONANZA Program

(properties 5M & below, with 20% deposit requirement)

- fixed 6% interest rate up to 10 years
- fixed 8% interest rate up to 10 to 20 years