

**Pili Na Bayan!**

**basta...SUBASTA!**  
ng bahay at lupa  
sa Kabankalan

PNB  
A Century of Excellence  
1912 - 2012

## NEGROS OCCIDENTAL PROVINCE

Properties for bidding

**May 13, 2015**

Wednesday • 2:00 PM

**PNB Kabankalan Branch**

NOAC National Highway cor. Guanzon St., Kabankalan City

### Item SA1 - Industrial / Agricultural Php 100,000,000.00



**Title ID : 20258**  
**Lot Area: 564,429.00 sqm.**  
Floor Area: 7,073.00 sqm.  
TCT # T-3535 / T-3536 / T-3534 / T-3532 / T-3533  
Lot Nos. 124, 125, 225, 227, & 229 Brgy. Tabugon, Kabankalan City, Negros Occidental  
**Min. Bid Price : 100,000,000.00**

### Item S28 - Agricultural Lot Php 480,000.00



**Title ID : 10042**  
**Lot Area: 39,966.00 sqm.**  
TCT # T-188076  
Lot F-06-03-008431-D, Brgy. Tan-Awan, Sitio Mambulan, Kabangkalan, Negros Occidental  
**Min. Bid Price : 480,000.00**

# Above 5 million properties

## NEGROS OCCIDENTAL

**ITEM SA1 - Industrial / Agricultural**  
**Title ID : 20258**  
**Lot Area: 564,429.00 sqm.**  
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TCT # T-3535 / T-3536 / T-3534 / T-3532 / T-3533  
Lot Nos. 124, 125, 225, 227, & 229 Brgy. Tabugon, Kabankalan City, Negros Occidental  
**Min. Bid Price : 100,000,000.00**



**ITEM S2 - Agricultural Lot**  
**Title ID : 3132**  
**Lot Area: 206,645.00 sqm.**  
TCT # T-130056  
F (V-3) 4226-D, Sitio Nasanagan, Brgy. Bi-Ao, Binalbagan, Negros Occidental  
**Min. Bid Price : 1,654,000.00**

**ITEM S3 - Agricultural Lot**  
**Title ID : 14328**  
**Lot Area: 185,246.00 sqm.**  
OCT # P-5220  
Si-9330-D, Sitio Lanang, Brgy. Bi-Ao, Binalbagan, Negros Occidental  
**Min. Bid Price : 2,778,700.00**

**ITEM S4 - Agricultural Lot**  
**Title ID : 4164**  
**Lot Area: 50,000.00 sqm.**  
TCT # P-11321  
Lot 821, Sitio Basak, Brgy. Bi-Ao, Binalbagan, Negros Occidental  
Market Price: 950,000.00  
**Min. Bid Price : 760,000.00**

**ITEM S5 - Agricultural Lot**  
**Title ID : 184**  
**Lot Area: 163,881.00 sqm.**  
TCT # T-188979  
Lot 1, Brgy. Bi-Ao, Binalbagan, Negros Occidental  
Market Price: 2,130,453.00  
**Min. Bid Price : 1,495,000.00**

**ITEM S6 - Vacant Lot**  
**Title ID : 9449**  
**Lot Area: 190.00 sqm.**  
TCT # T-70287  
Lot 1 Block 1, Yulo Subd., Brgy. San Jose, Binalbagan, Negros Occidental  
**Min. Bid Price : 76,000.00**

**ITEM S7 - Agricultural Lot**  
**Title ID : 3442**  
**Lot Area: 43,609.00 sqm.**  
TCT # P-10021  
Lot 5-A Brgy. Molobolo, Cauayan, Negros Occidental  
**Min. Bid Price : 436,100.00**

**ITEM S8 - Residential / Commercial**  
**Title ID : 20291**  
**LA: 3,855.00 sqm.** FA: 52.00 sqm.  
TCT # T-203119  
Lot 2607-C, Purok 1, Brgy. Lina-On, Cauayan, Negros Occidental  
**Min. Bid Price : 1,971,200.00**

**ITEM S9 - Residential**  
**Title ID : 21760**  
**Lot Area: 300.00 sqm.**  
TCT # T-149493  
Lot 204-C-4-B-1, P. Maravilla St., Brgy. 3, Enrique Magalona, Negros Occidental  
**Min. Bid Price : 288,000.00**

**ITEM S10 - Agricultural Lot**  
**Title ID : 885**  
**Lot Area: 239,541.00 sqm.**  
TCT # T-71492  
F(V-3)-3844-D, San Isidro, Enrique Magalona, Negros Occidental  
**Min. Bid Price : 2,396,000.00**

**ITEM S11 - Agricultural Lot**  
**Title ID : 5269**  
**Lot Area: 85,556.00 sqm.**  
TCT # T-138515 (P-6362)  
Sitio Malogo, San Isidro, Enrique Magalona, Negros Occidental  
**Min. Bid Price : 685,000.00**

**ITEM S12 - Residential**  
**Title ID : 19448**  
**Lot Area: 300.00 sqm.**  
TCT # T-252608  
Lot 238-B-6-K, National Highway, Brgy. Ili., Enrique Magalona, Negros Occidental  
**Min. Bid Price : 2,854,000.00**

**ITEM S13 - House and Lot**  
**Title ID : 10995**  
**LA: 491.00 sqm.** FA: 40.00 sqm.  
TCT # T-207101  
Lot 262-G, Danao Port, Brgy. Old Escalante, Escalante City, Negros Occidental  
Market Price: 402,600.00  
**Min. Bid Price : 363,000.00**

**ITEM S14 - Agricultural Lot**  
**Title ID : 5937**  
**Lot Area: 50,384.00 sqm.**  
TCT # T-151594  
Lot 3443-C, Lumanab, Brgy. Dian-Ay, Escalante City, Negros Occidental  
Market Price: 1,007,680.00  
**Min. Bid Price : 907,000.00**

**ITEM S15 - Agricultural Lot**  
**Title ID : 738**  
**Lot Area: 147,229.00 sqm.**  
TCT # T-167210  
Lot 2879 Sitio Lunay, Brgy. Malasibog, Escalante City, Negros Occidental  
Market Price: 2,650,122.00  
**Min. Bid Price : 2,121,000.00**

**ITEM S16 - Agricultural Lot**  
**Title ID : 2756**  
**Lot Area: 36,593.00 sqm.**  
TCT # P-13112  
Lot 4133 Mina-Ungka 2, Brgy. Paitan, Escalante City, Negros Occidental  
Market Price: 658,674.00  
**Min. Bid Price : 593,000.00**

**ITEM S17 - Agricultural Lot**  
**Title ID : 787**  
**Lot Area: 47,827.00 sqm.**  
TCT # T-126303  
Lot 3664, Sitio Biga, Brgy. Pinupugasan, Escalante City, Negros Occidental  
Market Price: 430,443.00  
**Min. Bid Price : 388,000.00**

**ITEM S18 - Agricultural Lot**  
**Title ID : 786**  
**Lot Area: 112,088.00 sqm.**  
TCT # T-61113  
Lot 3636, Sitio Tan-Ao, Brgy. Dian-Ay, Escalante City, Negros Occidental  
Market Price: 2,017,584.00  
**Min. Bid Price : 1,816,000.00**

**ITEM S19 - Agricultural Lot**  
**Title ID : 5238**  
**Lot Area: 88,403.00 sqm.**  
TCT # T-172675  
Lot 3632, Sitio Tan-Ao, Brgy. Dian-Ay, Escalante City, Negros Occidental  
Market Price: 2,017,584.00  
**Min. Bid Price : 1,591,300.00**

**ITEM S20 - Agricultural Lot**  
**Title ID : 1503**  
**Lot Area: 145,954.00 sqm.**  
TCT # T-106236  
Lot 1439, Sitio Mancaya, Brgy. Langub, Escalante City, Negros Occidental  
**Min. Bid Price : 2,189,300.00**

**ITEM S21 - Residential**  
Title ID : 1480  
Lot Area: 5,489.00 sqm.  
TCT # T-167768  
5-C-4-A, Del Pilar St, Brgy. Tagda,  
Hinigaran, Negros Occidental  
Min. Bid Price : 1,213,000.00

**ITEM S22 - Residential**  
Title ID : 5174  
Lot Area: 573.00 sqm.  
TCT # T-56109  
Lot 300-C, Int. Lot Osmena St.,  
Hinigaran, Negros Occidental  
Min. Bid Price : 361,000.00

**ITEM S23 - Agricultural Lot**  
Title ID : 526  
Lot Area: 83,106.00 sqm.  
TCT # T-37969  
Lot 1846, Brgy. Camalobalo, Nasuli,  
Hinigaran, Negros Occidental  
Min. Bid Price : 1,580,000.00

**ITEM S24 - Agricultural Lot**  
Title ID : 296  
Lot Area: 154,284.00 sqm.  
TCT # T-196778  
Lot 2432, Sitio Casipsipan, Brgy.  
Hilamonan, Kabankalan, Negros  
Occidental  
Min. Bid Price : 3,600,000.00

**ITEM S25 - Agricultural Lot**  
Title ID : 836  
Lot Area: 229,211.00 sqm.  
TCT # T-111299  
Lot No 1 & 2, Sitio Mambulan, Brgy.  
Hilamonan, Kabangalan, Negros  
Occidental  
Min. Bid Price : 4,130,000.00

**ITEM S26 - Agricultural Lot**  
Title ID : 5370  
Lot Area: 35,500.00 sqm.  
TCT # P-9111  
Lot No. 4-A, Sitio Mabua, Brgy.  
Magballo, Kabangalan, Negros  
Occidental  
Min. Bid Price : 535,000.00

**ITEM S27 - Agricultural Lot**  
Title ID : 5371  
Lot Area: 34,500.00 sqm.  
TCT # P-9112  
Lot 4-B, Sitio Mabua, Brgy. Magballo,  
Kabangalan, Negros Occidental  
Min. Bid Price : 520,000.00

**ITEM S28 - Agricultural Lot**  
Title ID : 10042  
Lot Area: 39,966.00 sqm.  
TCT # T-188076  
Lot F-06-03-008431-D, Brgy. Tan-  
Awan, Sitio Mambulan, Kabangalan,  
Negros Occidental  
Min. Bid Price : 480,000.00

**ITEM S29 - Agricultural Lot**  
Title ID : 2758  
Lot Area: 137,181.00 sqm.  
TCT # T-174896  
Lot 310, Kabangalan, Negros  
Occidental  
Min. Bid Price : 2,200,000.00

**ITEM S30 - Agricultural Lot**  
Title ID : 762  
Lot Area: 3,076.00 sqm.  
TD #T-115376  
Lot 1951-A, Sitio Bijo, Brgy. Camansi,  
Kabangalan, Negros Occidental  
Min. Bid Price : 62,000.00

**ITEM S31 - Agricultural Lot**  
Title ID : 3346  
Lot Area: 41,700.00 sqm.  
TCT # P-8563  
Lot 7-A, Sitio Mabua, Brgy. Magballo,  
Kabangalan, Negros Occidental  
Min. Bid Price : 500,400.00

**ITEM S32 - Agricultural Lot**  
Title ID : 2770  
Lot Area: 91,677.00 sqm.  
TCT # P-7717  
Lot 347, Bogtong, Locotan,  
Kabangalan, Negros Occidental  
Market Price: 1,100,124.00  
Min. Bid Price : 771,000.00

**ITEM S33 - Agricultural Lot**  
Title ID : 4028  
Lot Area: 99,131.00 sqm.  
TCT # P-2927  
Lot 2795, Sitio Kalumbuyan, Brgy  
Tapi, Kabangalan, Negros  
Occidental  
Min. Bid Price : 2,000,000.00

**ITEM S34 - Agricultural Lot**  
Title ID : 4029  
Lot Area: 99,131.00 sqm.  
TCT # P-618  
Lot No. 2793 Brgy. Tapi, Kabankalan  
City, Negros Occidental  
Min. Bid Price : 2,000,000.00

**ITEM S35 - Agricultural Lot**  
Title ID : 4150  
Lot Area: 196,048.00 sqm.  
TCT # T-77009  
Lot 3026, Purok Diwata, Tapi,  
Kabangalan, Negros Occidental  
Min. Bid Price : 3,600,000.00

**ITEM S36 - Agricultural Lot**  
Title ID : 494  
Lot Area: 239,960.00 sqm.  
TCT # T-73083  
H-179958-D, Crossing Baliskag,  
Oringao, Kabangalan, Negros  
Occidental  
Min. Bid Price : 4,400,000.00

**ITEM S37 - Agricultural Lot**  
Title ID : 3469  
Lot Area: 102,307.00 sqm.  
TCT # P-9612  
Lot 15, Purok Eucalyptus, Brgy.  
Tabugon, Kabangalan, Negros  
Occidental  
Min. Bid Price : 1,500,000.00

**ITEM S38 - Agricultural Lot**  
Title ID : 3902  
Lot Area: 58,274.00 sqm.  
TCT # T-181357  
Lot 2282-A, Brgy. Tampalon,  
Kabangalan, Negros Occidental  
Market Price: 582,740.00  
Min. Bid Price : 470,000.00

**ITEM S39 - Agricultural Lot**  
Title ID : 4549  
Lot Area: 160,148.00 sqm.  
TCT # T-181355  
Lukay, Camingawan,  
Kabangalan, Negros Occidental  
Market Price: 2,562,368.00  
Min. Bid Price : 2,050,000.00

**ITEM S40 - Agricultural Lot**  
Title ID : 4548  
Lot Area: 69,708.00 sqm.  
TCT # T-181348  
Lot 2355-C, Brgy. Camingawan,  
Kabangalan, Negros Occidental  
Market Price: 1,254,744.00  
Min. Bid Price : 1,010,000.00

**ITEM S41 - Agricultural Lot**  
Title ID : 4547  
Lot Area: 8,974.00 sqm.  
TCT # T-181349  
Lot 2355-A, Sitio Lucay, Camingawan,  
Kabangalan, Negros Occidental  
Market Price: 161,532.00  
Min. Bid Price : 130,000.00

**ITEM S42 - Agricultural Lot**  
Title ID : 1368 / 1369  
Lot Area: 83,226.00 sqm.  
TCT # P-11230 / P-11231  
Lot 3641 & 3642, Sitio, Cachili ,Brgy.  
Salong, Kabangalan, Negros  
Occidental  
Market Price: 1,248,390.00  
Min. Bid Price : 900,000.00

**ITEM S43 - Agricultural Lot**  
Title ID : 20530  
Lot Area: 151,636.00 sqm.  
TCT # T-154252  
Lot 3439, Interior Lot, Brgy.  
Tampalon, Purok Crotons,  
Kabangalan, Negros Occidental  
Min. Bid Price : 2,300,000.00

**ITEM S44 - Agricultural Lot**  
Title ID : 1416  
Lot Area: 91,600.00 sqm.  
TCT # P-9659  
Lot 35, Sitio Paypay, Brgy. Bantayan,  
Kabangalan, Negros Occidental  
Min. Bid Price : 1,100,000.00

**ITEM S45 - Agricultural Lot**  
Title ID : 1216  
Lot Area: 35,892.00 sqm.  
TCT # T-91193  
Lot 714, Sitio Bulo-Bangko Br, Brgy.  
Buenavista, Murcia, Negros  
Occidental  
Min. Bid Price : 288,000.00

**ITEM S46 - Agricultural Lot**  
Title ID : 4124  
Lot Area: 76,651.00 sqm.  
TCT # T-77783  
Lot No. 755, Brgy. Sta. Rosa, Murcia,  
Negros Occidental  
Min. Bid Price : 1,457,000.00

**ITEM S47 - Agricultural Lot**  
Title ID : 19327  
Lot Area: 151,718.00 sqm.  
TCT # T-36635  
Brgy. Amayco, Murcia, Negros  
Occidental  
Min. Bid Price : 2,125,000.00

**ITEM S48 - Agricultural Lot**  
Title ID : 19326  
Lot Area: 134,852.00 sqm.  
TCT # T-88566  
Brgy. Amayco, Murcia, Negros  
Occidental  
Min. Bid Price : 1,888,000.00

**ITEM S49 - Agricultural Lot**  
Title ID : 94  
Lot Area: 84,904.00 sqm.  
TCT # T-73622  
Lot 919, Minoyan, Murcia, Negros  
Occidental  
Min. Bid Price : 1,104,000.00

*Pamangkot na! Dali*

**HOTLINES : (02) 573-4115 | 573-8-PNB (8762)**

**PNB SPECIAL ASSETS  
MANAGEMENT GROUP  
CUSTOMER SERVICE / SALES**

Mobile Nos. (0917) 507-8385  
(0998) 569-6095

Trunklines : (02) 526-3131 / 891-6040

Locals: 4713 / 4539  
(Jho, Tania & Notch)

**REGIONAL ASSET  
MANAGEMENT CENTER  
BACOLOD CITY**

Tel. No. (034) 433-0991  
Cellphone No. (0917) 507-7146 (Jingle)  
Email Address: [jogy@pnb.com.ph](mailto:jogy@pnb.com.ph)

For a copy of the  
**BIDDING TERMS OF REFERENCE** Trunklines: (02) 891-6040 / 526-3131

Email: [mendezamaac@pnb.com.ph](mailto:mendezamaac@pnb.com.ph) loc. 2075  
[alcantararc@pnb.com.ph](mailto:alcantararc@pnb.com.ph) loc. 4707  
[santiagoama@pnb.com.ph](mailto:santiagoama@pnb.com.ph) loc. 4707

- \* Acceptance of bids will be on May 06, 2015, 2:00 PM , at PNB Kabankalan Branch.
- \* The winning bidder shall be based on the complying bid with the highest net proceeds to the Bank and in accordance with the Terms of Reference
- \* Sale is in accordance with the terms and conditions specified in the PNB Purchase Proposal
- \* In the event that the highest complying bidder fails to comply with the specified payment terms on the Purchase Proposal, the deposit shall be forfeited as penalty
- \* DEPOSIT: 10% OF OFFER PRICE - (CASH or MANAGER'S CHECK only)
- \* 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 bidding, bidders are advised to exercise due diligence on the physical and legal conditions of the property.
- \* *Brokers/Referrers of bidders need to be present during the bidding 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 PABAHAY BONANZA Program

(properties SM & below; with 20% deposit requirement)

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

