

**PNB PROPERTY AUCTION**

up to **25% discount**

**ADDITIONAL PROPERTIES**

**PROPERTIES FOR AUCTION**

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

**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%

**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

**ITEM A4 - Commercial Lot**  
Title ID : 14618 / 14620 / 14619 / 14622  
Lot Area: 2,282.00 sqm.  
TCT # 31513 / 37806 / 37811 / 37812  
Lot 7-B, 7-A, 8 & 9 Lakandula Drive, Gogon, Legazpi City  
Market Price: 5,766,000.00  
Min. Bid Price : 5,189,500.00

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

**DEPOSIT : PhP 25,000.00**  
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

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



8% fixed interest rate  
for installment terms

### 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

### 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

### House and Lot



#### ITEM A10

Title ID : 12265  
Lot Area: 1,910.00 sqm.  
Floor Area: 439.00 sqm.  
TCT # 34707  
Lot 3086-B-2-A Brgy. Santiago, Pili, Camarines Sur  
Min. Bid Price : 14,000,000.00



**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**



**ITEM A50 - Residential Lot**  
**Title ID : 15905**  
 Lot Area: 7,582.00 sqm.  
 TCT # T-5601  
 Lot No. 3-S Poblacion, Magallanes, Sorsogon  
**Min. Bid Price : 3,791,000.00**

**MORE**  
**Properties offered**  
**for sale !!!**

**A U C T I O N I N Q U I R Y**

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

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**BICOL**

**LEGAZPI CITY**

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**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.