

**PNB PROPERTY AUCTION** up to **40%** discount

**PROPERTIES FOR AUCTION**

**BATANGAS,  
OCCIDENTAL MINDORO,  
ORIENTAL MINDORO,  
MARINDUQUE, ROMBLON & PALAWAN**



**APRIL 25, 2013 • THURSDAY • 2:00 p.m.**

**VENUE:**

**FILIPINIANA HOTEL**

Filipiniana Complex, Brgy. Sto.Niño, Calapan City

**RESIDENTIAL LOT**



**ITEM A1**

Title ID : 11004  
Lot Area: 388.00 sqm.  
Floor Area: 173.00 sqm.  
TCT # T-80064  
Lot 2-A-1-L-10-A-2, Sitio Pag-Asa,  
Barangay Pantay, Calaca, Batangas  
Market Price: 1,209,900.00  
Min. Bid Price : 1,090,000.00

**HOUSE AND LOT**



**ITEM PB39**

Title ID : 3196  
Lot Area: 1,218.00 sqm.  
Floor Area: 65.00 sqm.  
TCT # T-130622  
Brgy. Putting Tubig, Calapan City  
Market Price: 469,400.00  
Min. Bid Price : 376,000.00

**ITEMS  
ABOVE  
P1 Million**

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

**BATANGAS**

**RESIDENTIAL**



**ITEM A1**

Title ID : 11004  
Lot Area: 388.00 sqm.  
Floor Area: 173.00 sqm.  
TCT # T-80064  
Lot 2-A-1-L-10-A-2, Sitio Pag-Asa,  
Barangay Pantay, Calaca, Batangas  
Market Price: 1,209,900.00  
Min. Bid Price : 1,090,000.00

**ITEM A2 - Agricultural Lot**  
Title ID : 11435  
Lot Area: 52,056.00 sqm.  
TCT # T-20744  
Lot C-19 Psd-31258, Barangay Paraiso, Calatagan Batangas  
Market Price: 1,561,680.00  
Min. Bid Price : 1,406,000.00

**ITEM A3 - Residential / Agricultural**  
Title ID : 11386  
Lot Area: 1,400.00 sqm.  
Floor Area: 75.00 sqm.  
TCT # TD No. 015-00551 (land) & 015-00552 (imp.)  
Survey No. 3508 Pt., Along Diokno Highway, Within Brgy. Dayapan, Lemery, Batangas  
Market Price: 1,625,000.00  
Min. Bid Price : 1,140,000.00

**ITEM A4 - Residential / Commercial**  
Title ID : 12060  
Lot Area: 1,667.00 sqm.  
Floor Area: 156.00 sqm.  
TCT # TD No. 2006-034-00361 (land) & 2006-034-00362 (imp.)  
Survey No. 533 Pt., Along Diokno Highway, Brgy. Payapa Ilaya, Lemery, Batangas  
Market Price: 3,796,200.00  
Min. Bid Price : 2,660,000.00

**ITEM A5 - Residential & Farm Lot**  
Title ID : 19157  
Lot Area: 1,335.00 sqm.  
TCT # T-072-2011000938  
Lot 3 Block 1 La Finca Farm & Country Resort, Brgy. Dagatan, Lipa City  
Min. Bid Price : 3,604,500.00

**ITEM A6 - Residential & Farm Lot**  
Title ID : 19163  
Lot Area: 1,058.00 sqm.  
TCT # T-072-2011000934  
Lot 2 Block 10 La Finca Farm & Country Resort, Brgy. Dagatan, Lipa City  
Min. Bid Price : 2,856,600.00

**ITEM A7 - Residential & Farm Lot**  
Title ID : 19164  
Lot Area: 1,050.00 sqm.  
TCT # T-072-2011000932  
Lot 9 Block 10 La Finca Farm & Country Resort, Brgy. Dagatan, Lipa City  
Min. Bid Price : 2,835,000.00

**ITEM A8 - Residential & Farm Lot**  
Title ID : 19165  
Lot Area: 1,050.00 sqm.  
TCT # T-072-2011000933  
Lot 10 Block 10 La Finca Farm & Country Resort, Brgy. Dagatan, Lipa City  
Min. Bid Price : 2,835,000.00

**ITEM A9 - Residential & Farm Lot**  
Title ID : 19168  
Lot Area: 1,000.00 sqm.  
TCT # T-072-2011000941  
Lot 12 Block 8 La Finca Farm & Country Resort, Brgy. Dagatan, Lipa City  
Min. Bid Price : 2,700,000.00

**ITEM A10 - Residential & Farm Lot**  
Title ID : 695  
Lot Area: 3,297.00 sqm.  
Floor Area: 210.00 sqm.  
TCT # T-56648  
Lot D-1 National Road, Barangay Buhay Na Sapa, Municipality Of San Juan, Batangas  
Market Price: 1,749,111.00  
Min. Bid Price : 1,600,000.00

**ITEM A11 - House and Lot**  
Title ID : 10709  
Lot Area: 1,612.00 sqm.  
Floor Area: 282.00 sqm.  
TCT # T-8451  
Lot 3-C, Brgy. Balisong, Taal, Batangas  
Market Price: 2,719,800.00  
Min. Bid Price : 2,450,000.00

**UP TO 40% 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

## COMMERCIAL LOT



### ITEM A12

Title ID : 13591  
 Lot Area: 396.00 sqm.  
 Floor Area: 182.00 sqm.  
 TCT # TP-2008  
 Rizal St., Brgy. Poblacion,  
 Tuy, Batangas  
 Market Price: 2,154,800.00  
 Min. Bid Price : 1,940,000.00

## HOUSE AND LOT



### ITEM A16

Title ID : 6243  
 Lot Area: 283.00 sqm.  
 Floor Area: 464.00 sqm.  
 TCT # T-16688  
 Lot 26 Corner P. Burgos &  
 Ramirez St., Brgy. 5 Poblacion  
 San Jose Mindoro Occidental  
 Market Price: 2,169,000.00  
 Min. Bid Price : 2,100,000.00



8% fixed interest rate  
 for installment terms

## BATANGAS

## HOUSE AND LOT



### ITEM PB20

Title ID : 13435  
 Lot Area: 2,000.00 sqm.  
 Floor Area: 118.00 sqm.  
 TCT # TD 01-0017-00458  
 L43 B8 Barangay San Jacinto  
 Agoncillo, Batangas  
 Market Price: 895,000.00  
 Min. Bid Price : 720,000.00

### ITEM PB23 - House and Lot

Title ID : 15536  
 Lot Area: 396.00 sqm.  
 Floor Area: 60.00 sqm.  
 TCT # TD No. 2006-015-00424  
 Survey No. 4339 Pt., Along Diokno  
 Highway, Brgy. Dayapan, Lemery,  
 Batangas  
 Market Price: 576,000.00  
 Min. Bid Price : 460,800.00

### ITEM PB24 - House and Lot

Title ID : 2563  
 Lot Area: 852.00 sqm.  
 Floor Area: 57.00 sqm.  
 TCT # T-60417  
 Lot 12717-E, Brgy. San Jose (Patay),  
 Lipa City, Batangas  
 Market Price: 397,800.00  
 Min. Bid Price : 320,000.00

## HOUSE AND LOT



### ITEM PB25

Title ID : 15966  
 Lot Area: 1,289.00 sqm.  
 Floor Area: 39.00 sqm.  
 TCT # T-48499  
 Lot 3 Ten. C. Pesa St., Purok  
 7-B, Brgy. Talisay, Lipa City  
 Market Price: 716,880.00  
 Min. Bid Price : 574,000.00

### ITEM PB26 - House and Lot

Title ID : 10313  
 Lot Area: 2,442.00 sqm.  
 Floor Area: 30.00 sqm.  
 TCT # T-60451  
 Lot 13052 Acacia St., Brgy. San  
 Isidro, Lipa City  
 Market Price: 820,440.00  
 Min. Bid Price : 656,000.00

### ITEM PB27 - Vacant Lot

Title ID : 13364  
 Lot Area: 426.50 sqm.  
 TCT # T-117566  
 Lot 983-B-3 Brgy. San Sebastian, Lipa  
 City, Batangas  
 Market Price: 725,050.00  
 Min. Bid Price : 600,000.00

### ITEM PB28 - Vacant Lot

Title ID : 17445  
 Lot Area: 426.50 sqm.  
 TCT # T-117567  
 Lot 983-B-2 Brgy. San Sebastian, Lipa  
 City, Batangas  
 Market Price: 725,050.00  
 Min. Bid Price : 600,000.00

### ITEM PB29 - House and Lot

Title ID : 13431  
 Lot Area: 1,608.00 sqm.  
 Floor Area: 30.00 sqm.  
 TCT # T-37647  
 Lot 14498-I Interior Purok 7-B, Brgy.  
 Talisay, Lipa City  
 Market Price: 478,080.00  
 Min. Bid Price : 390,000.00

### ITEM PB30 - Agricultural Lot

Title ID : 13899  
 Lot Area: 5,283.00 sqm.  
 TCT # TD No. 098-02143 & 02158  
 Lot 15813 Pt. & 15744 Pt., Sitio  
 Danlangan, Brgy. Talahib, Pandayan,  
 Batangas City  
 Market Price: 47,547.00  
 Min. Bid Price : 40,000.00

### ITEM PB31 - Agricultural Lot

Title ID : 511

**WITHDRAWN**

## MARINDUQUE

## RESIDENTIAL LOT



### ITEM PB32

Title ID : 844  
 Lot Area: 405.00 sqm.  
 TCT # T-5494  
 Lot 1128 Brgy. Batingon,  
 Buenavista, Marinduque  
 Market Price: 65,000.00  
 Min. Bid Price : 52,000.00

## OCCIDENTAL MINDORO

### ITEM PB33 - Agricultural Lot

Title ID : 1482  
 Lot Area: 48,072.00 sqm.  
 TCT # T-19923  
 Lot 309 Barangay Gapasan,  
 Magsaysay, Occidental Mindoro  
 Market Price: 817,224.00  
 Min. Bid Price : 654,000.00

## HOUSE AND LOT



### ITEM PB34

Title ID : 17086  
 Lot Area: 1,000.00 sqm.  
 Floor Area: 94.00 sqm.  
 TCT # T-16765  
 Lot No. 1245 Gen. Lim St.,  
 Poblacion (Caguray),  
 Magsaysay, Occidental  
 Mindoro  
 Market Price: 188,800.00  
 Min. Bid Price : 152,000.00

### ITEM PB35 - Residential Lot

Title ID : 3285  
 Lot Area: 1,001.00 sqm.  
 TCT # T-12619  
 Lot 1564 Brgy. Caguray, Magsaysay,  
 Occidental Mindoro  
 Market Price: 200,000.00  
 Min. Bid Price : 162,000.00

### ITEM PB36 - House and Lot

Title ID : 9498  
 Lot Area: 1,001.00 sqm.  
 Floor Area: 70.00 sqm.  
 TCT # T-16766  
 Lot 1026 Quirino St., Magsaysay,  
 Occidental Mindoro  
 Market Price: 396,200.00  
 Min. Bid Price : 317,000.00

### ITEM A13 - Residential Lot

Title ID : 13245  
 Lot Area: 400.00 sqm.  
 Floor Area: 133.00 sqm.  
 TCT # T-84390  
 Lot 1-A-2-A, Brgy. Guinhawa,  
 Tuy, Batangas  
 Market Price: 1,104,900.00  
 Min. Bid Price : 995,000.00

## ORIENTAL MINDORO

### ITEM A17 - Residential Lot

Title ID : 9228  
 Lot Area: 373.00 sqm.  
 TCT # T-130389  
 Lot 5, Block 2, Seasideville Subd.,  
 Brgy. Cacawan, Pinamalayan,  
 Oriental Mindoro  
 Market Price: 1,119,000.00  
 Min. Bid Price : 1,010,000.00

### ITEM A18 - Vacant Lot

Title ID : 17171  
 Lot Area: 1,822.00 sqm.  
 TCT # T-064-20111624 (T-132586)  
 Lot C-3-B-2 Provincial Road, Brgy.  
 Tabinay, Malaki, Puerto Galera,  
 Oriental Mindoro  
 Market Price: 2,733,000.00  
 Min. Bid Price : 2,200,000.00

### ITEM A19 - Residential Lot

Title ID : 13104  
 Lot Area: 921.00 sqm.  
 TCT # T-130631  
 Lot 5360-A-8, Evergreen Park Place  
 Subd., Poblacion I, Victoria, Oriental  
 Mindoro  
 Market Price: 1,381,500.00  
 Min. Bid Price : 1,244,000.00

### ITEM PB21 - House and Lot

Title ID : 8688  
 Lot Area: 394.00 sqm.  
 Floor Area: 115.00 sqm.  
 TCT # T-84432  
 Lot 2-E-2-1-2, #97 Brgy. Putting Bato  
 West, Calaca Batangas  
 Market Price: 566,500.00  
 Min. Bid Price : 460,000.00

### ITEM PB22 - House and Lot

Title ID : 8901  
 Lot Area: 209.00 sqm.  
 Floor Area: 82.00 sqm.  
 TCT # T-83507  
 Lot 1-Aa-47-G-7 Marcela Village,  
 Barnagay Iv, Calatagan, Batangas  
 Market Price: 564,800.00  
 Min. Bid Price : 460,000.00

## OCCIDENTAL MINDORO

### ITEM A14 - Agricultural Lot

Title ID : 14893  
 Lot Area: 118,186.00 sqm.  
 TCT # T-16313  
 Lot 3033 Rumbang Rizal  
 Occidental Mindoro  
 Market Price: 1,772,790.00  
 Min. Bid Price : 1,070,000.00

### ITEM A15 - Agricultural Lot

Title ID : 13542  
 Lot Area: 138,229.00 sqm.  
 TCT # T-16098  
 Lot 3035 Rumang Rizal  
 Occidental Mindoro  
 Market Price: 2,073,435.00  
 Min. Bid Price : 1,250,000.00



## HOUSE AND LOT



### ITEM PB37

Title ID : 15780

**WITHDRAWN**

## HOUSE AND LOT



### ITEM PB40

Title ID : 2552  
Lot Area: 1,835.00 sqm.  
Floor Area: 132.00 sqm.  
TCT # T-96679  
Lot 2423-C-1-B-2 Sitio Tahik  
Brgy. Baruyan Calapan  
Mindoro Oriental  
Market Price: 689,800.00  
Min. Bid Price : 551,840.00

## AGRICULTURAL LOT



### ITEM PB44

Title ID : 12140  
Lot Area: 27,484.00 sqm.  
Floor Area: 130.00 sqm.  
TCT # T-108029  
Lot 1-D, Brgy. Matulatula,  
Oriental Mindoro  
Market Price: 830,100.00  
Min. Bid Price : 670,000.00

ITEM PB48 - House and Lot  
Title ID : 4116  
Lot Area: 840.00 sqm.  
Floor Area: 99.00 sqm.  
TCT # T-93844  
Lot 2508-D-1, Brgy. Anoling,  
Pinamalayan, Oriental Mindoro  
Market Price: 550,800.00  
Min. Bid Price : 440,640.00

ITEM PB52 - Agricultural Lot  
Title ID : 14645  
Lot Area: 50,001.00 sqm.  
TCT # RP-92 )(P-8524)  
Plan H-9-493, Sitio Bahid Ii,  
Pahilahan, Pola, Oriental Mindoro  
Market Price: 750,015.00  
Min. Bid Price : 610,000.00

## RESIDENTIAL LOT



### ITEM PB57

Title ID : 9018  
Lot Area: 2,000.00 sqm.  
TCT # T-104518  
Lot 39-A-2 Poblacion Iii,  
Victoria, Oriental Mindoro  
Market Price: 600,000.00  
Min. Bid Price : 420,000.00

ITEM PB38 - Residential Lot  
Title ID : 7077

Lot Area: 1,469.00 sqm.  
TCT # T-22002

Lot No. 368-B-2-B-1 National Rd.,  
Brgy. Sto. Niño Sablayan, Occidental  
Mindoro  
Market Price: 604,380.00  
Min. Bid Price : 490,000.00

ITEM PB41 - House and Lot  
Title ID : 5780

Lot Area: 124.00 sqm.  
Floor Area: 62.00 sqm.

TCT # T-93814  
Lot 2-A Avocado St., Lalud, Calapan  
City, Oriental Mindoro  
Market Price: 186,000.00  
Min. Bid Price : 150,000.00

## ORIENTAL MINDORO

ITEM PB45 - Residential Lot  
Title ID : 10178

Lot Area: 600.00 sqm.  
TCT # T-129418  
Lot 3382-C Cacawan, Pinamalaayan,  
Mindoro Oriental  
Market Price: 210,000.00  
Min. Bid Price : 168,000.00

ITEM PB46 - Residential Lot  
Title ID : 10180

Lot Area: 236.00 sqm.  
TCT # T-129419  
Lot 3382-M-4 Pinamalayan, Mindoro  
Oriental  
Market Price: 165,200.00  
Min. Bid Price : 132,200.00

ITEM PB47 - Residential Lot  
Title ID : 10179

Lot Area: 234.00 sqm.  
TCT # T-129420  
Lot 3382-M-3 Pinamalayan, Oriental  
Mindoro  
Market Price: 163,800.00  
Min. Bid Price : 131,100.00

ITEM PB42 - House and Lot  
Title ID : 14247

Lot Area: 400.00 sqm.  
Floor Area: 100.00 sqm.  
TCT # T-103284  
Lot No. E-1-B-2 Brgy. Tambong  
Gloria, Oriental Mindoro  
Market Price: 638,000.00  
Min. Bid Price : 515,000.00

ITEM PB43 - House and Lot  
Title ID : 14234

Lot Area: 654.00 sqm.  
Floor Area: 84.00 sqm.  
TCT # T-108302  
Lot No. J-3 Brgy. Banus Gloria,  
Oriental Mindoro  
Market Price: 930,180.00  
Min. Bid Price : 750,000.00

## HOUSE AND LOT



### ITEM PB39

Title ID : 3196  
Lot Area: 1,218.00 sqm.  
Floor Area: 65.00 sqm.  
TCT # T-130622  
Brgy. Putting Tubig, Calapan  
City  
Market Price: 469,400.00  
Min. Bid Price : 376,000.00

## HOUSE AND LOT



### ITEM PB51

Title ID : 13219  
Lot Area: 406.00 sqm.  
Floor Area: 154.00 sqm.  
TCT # 064-2012003057  
Lot No. 3, Provincial Road,  
Brgy. Maluanluan, Pola,  
Oriental Mindoro  
Market Price: 824,040.00  
Min. Bid Price : 660,000.00

## RESIDENTIAL LOT



### ITEM PB55

Title ID : 14030  
Lot Area: 631.00 sqm.  
TCT # T-93842  
Lot 39-B-6 Poblacion Iii  
(Malayas), Victoria Oriental  
Mindoro  
Market Price: 189,300.00  
Min. Bid Price : 152,000.00

ITEM PB56 - Residential Lot  
Title ID : 9020

Lot Area: 3,000.00 sqm.  
TCT # T-104517  
Lot 39-A-1 Poblacion Iii, Victoria,  
Oriental Mindoro  
Market Price: 900,000.00  
Min. Bid Price : 630,000.00

## RESIDENTIAL LOT



### ITEM PB58

Title ID : 9019  
Lot Area: 631.00 sqm.  
TCT # T-104519  
Lot 39-A-4 Poblacion Iii,  
Victoria, Oriental Mindoro  
Market Price: 189,300.00  
Min. Bid Price : 133,000.00

## PALAWAN

ITEM PB59 - Residential Lot  
Title ID : 14818

Lot Area: 2,472.00 sqm.  
TCT # T-13721  
Lot 3179-H Brgy. Magsaysay Aborlan,  
Palawan  
Market Price: 123,600.00  
Min. Bid Price : 100,000.00

**ITEM PB60 - Residential Lot**  
 Title ID : 14819  
 Lot Area: 596.00 sqm.  
 TCT # T-13719  
 Lot 6939 Brgy. Iraan Aborian Palawan  
 Market Price: 107,820.00  
 Min. Bid Price : 86,300.00

**HOUSE AND LOT**



**ITEM PB64**

Title ID : 9749  
 Lot Area: 3,196.00 sqm.  
 Floor Area: 240.00 sqm.  
 TCT # TD No. 705 & 706  
 Lot 773 Km 2 Brgy. Capac;An,  
 Romblon, Romblon  
 Market Price: 519,440.00  
 Min. Bid Price : 415,600.00

**ITEM PB65 - Agricultural Lot**  
 Title ID : 15663  
 Lot Area: 14,645.00 sqm.  
 TCT # T-2531  
 Lot 2120, Brgy. Lamao, Romblon,  
 Romblon  
 Market Price: 205,000.00  
 Min. Bid Price : 165,000.00

**HOUSE AND LOT**



**ITEM PB66**

Title ID : 7315  
 Lot Area: 100.00 sqm.  
 Floor Area: 106.00 sqm.  
 TCT # T-2051  
 Lot 1390-B, Brgy. Li-Lo,  
 Romblon, Romblon  
 Min. Bid Price : 53,000.00

**ITEM PB67 - Agricultural Lot**  
 Title ID : 7318  
 Lot Area: 14,081.00 sqm.  
 Floor Area: 98.00 sqm.  
 TCT # T-2979  
 Lot 1629 Brgy. Guimpingan,  
 Romblon, Romblon  
 Market Price: 366,210.00  
 Min. Bid Price : 292,900.00



**ITEM A121 - Agricultural Lot**  
 Title ID : 20126  
 Lot Area: 178,577.00 sqm.  
 TCT # T-44253  
 Lot 2 Brgy. San Jose, Municipality  
 Of Tuy, Batangas  
 Market Price: 7,788,465.00  
 Min. Bid Price : 5,452,000.00

**ITEM A122 - Agricultural Lot**  
 Title ID : 19343 / 19342  
 Lot Area: 106,541.00 sqm.  
 TCT # T-28314 / T-36548  
 Lot 307-G-1 And 307-G-2 Brgy.  
 Balibago, Lian, Batangas  
 Min. Bid Price : 8,523,280.00

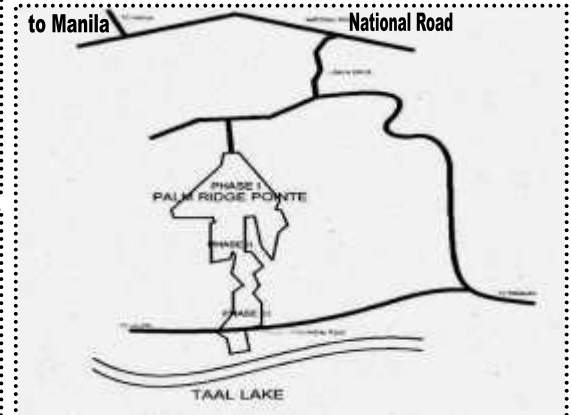
**ITEM A123 - Commercial Lot**  
 Title ID : 14845  
 Lot Area: 900.00 sqm.  
 Floor Area: 2,911.00 sqm.  
 TCT # T-129594  
 Lot No. 887-A-1 M.K. Lina St.,  
 Lipa City  
 Market Price: 62,781,200.00  
 Min. Bid Price : 45,000,000.00

**Palm Ridge Pointe**

Brgy. Balas, Talisay, Batangas

Items A68 to PB120

(Please see Insert)



**ROMBLON**

**HOUSE AND LOT**



**ITEM PB63**

Title ID : 6474  
 Lot Area: 165.00 sqm.  
 Floor Area: 60.00 sqm.  
 TCT # TD No.00570 (Land) &  
 00563 (Impvts)  
 Lot 1392-P, Brgy. Li-O,  
 Romblon, Romblon  
 Market Price: 69,000.00  
 Min. Bid Price : 55,200.00

**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**

Cellphone No. (0917) 507-8385

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

Locals: 4713 / 4539

(Jho, Paulo & Notch)

Email Address: properties@pnb.com.ph

**REGIONAL ASSET  
 MANAGEMENT CENTERS**

**BATANGAS CITY**

Tel. No. (043) 723-1283 / (0917) 507-7166  
 (Bobby / Tess / Flor)

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

**SAN PABLO CITY**

Tel. No. (049) 562-6778 / (0917) 507-7192  
 (Willy / Raymond)

Email Address: [litanwc@pnb.com.ph](mailto:litanwc@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 or Jenny Vi

• 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.

# Palm Ridge Pointe

Brgy. Balas, Talisay, Batangas City

April 25, 2013 • THURSDAY • 2:00 p.m. • FILIPINIANA HOTEL Filipiniana Complex, Brgy. Sto. Niño, Calapan City

**PROPERTY AUCTION**

**PROPERTY AUCTION**

**PROPERTY AUCTION**



**ITEM A68 - Vacant Lot**  
Title ID : 3955  
Lot Area: 402.00 sqm.  
TCT # T-80641  
Lot 4 Block 17 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,206,000.00  
**Min. Bid Price : 1,085,000.00**

**ITEM A71 - Vacant Lot**  
Title ID : 17897  
Lot Area: 550.00 sqm.  
TCT # T-95582  
Lot 16 Block 12 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,650,000.00  
**Min. Bid Price : 1,485,000.00**

**ITEM A69 - Vacant Lot**  
Title ID : 3954  
Lot Area: 457.00 sqm.  
TCT # T-72058  
Lot 6 Block 17 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,371,000.00  
**Min. Bid Price : 1,234,000.00**

**ITEM A72 - Vacant Lot**  
Title ID : 17882  
Lot Area: 524.00 sqm.  
TCT # T-95578  
Lot 18 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,572,000.00  
**Min. Bid Price : 1,415,000.00**

**ITEM A70 - Vacant Lot**  
Title ID : 17875  
Lot Area: 553.00 sqm.  
TCT # T-95584  
Lot 1 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,659,000.00  
**Min. Bid Price : 1,493,000.00**

**ITEM A73 - Vacant Lot**  
Title ID : 17873  
Lot Area: 522.00 sqm.  
TCT # T-95585  
Lot 15 Block 10 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,566,000.00  
**Min. Bid Price : 1,409,000.00**

**ITEM A74 - Vacant Lot**  
Title ID : 17889  
Lot Area: 493.00 sqm.  
TCT # T-95583  
Lot 30 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,479,000.00  
**Min. Bid Price : 1,331,000.00**

**ITEM A75 - Vacant Lot**  
Title ID : 17846  
Lot Area: 468.00 sqm.  
TCT # T-95579  
Lot 1 Block 2 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,404,000.00  
**Min. Bid Price : 1,264,000.00**

**ITEM A76 - Vacant Lot**  
Title ID : 17858  
Lot Area: 435.00 sqm.  
TCT # T-95596  
Lot 11 Block 8 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,305,000.00  
**Min. Bid Price : 1,175,000.00**

**ITEM A77 - Vacant Lot**  
Title ID : 17870  
Lot Area: 430.00 sqm.  
TCT # T-95625  
Lot 15 Block 9 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,290,000.00  
**Min. Bid Price : 1,161,000.00**

**ITEM A78 - Vacant Lot**  
Title ID : 17893  
Lot Area: 422.00 sqm.  
TCT # T-95587  
Lot 10 Block 12 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,266,000.00  
**Min. Bid Price : 1,139,000.00**

**ITEM A79 - Vacant Lot**  
Title ID : 17849  
Lot Area: 418.00 sqm.  
TCT # T-95627  
Lot 12 Block 3 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,254,000.00  
**Min. Bid Price : 1,129,000.00**

**ITEM A80 - Vacant Lot**  
Title ID : 17868  
Lot Area: 416.00 sqm.  
TCT # T-95612  
Lot 6 Block 9 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,248,000.00  
**Min. Bid Price : 1,123,000.00**

**ITEM A81 - Vacant Lot**  
Title ID : 17887  
Lot Area: 391.00 sqm.  
TCT # T-95621  
Lot 26 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,173,000.00  
**Min. Bid Price : 1,056,000.00**

**ITEM A82 - Vacant Lot**  
Title ID : 17883  
Lot Area: 390.00 sqm.  
TCT # T-95615  
Lot 20 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,170,000.00  
**Min. Bid Price : 1,053,000.00**

**ITEM A83 - Vacant Lot**  
Title ID : 17850  
Lot Area: 378.00 sqm.  
TCT # T-95591  
Lot 3 Block 4 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,134,000.00  
**Min. Bid Price : 1,021,000.00**

**ITEM A84 - Vacant Lot**  
Title ID : 17862  
Lot Area: 362.00 sqm.  
TCT # T-95599  
Lot 15 Block 8 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,086,000.00  
**Min. Bid Price : 977,000.00**

**ITEM A85 - Vacant Lot**  
Title ID : 17851  
Lot Area: 361.00 sqm.  
TCT # T-95592  
Lot 1 Block 5 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,083,000.00  
**Min. Bid Price : 975,000.00**

**ITEM A86 - Vacant Lot**  
Title ID : 17881  
Lot Area: 357.00 sqm.  
TCT # T-95605  
Lot 16 Block 11 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,071,000.00  
**Min. Bid Price : 964,000.00**

**ITEM A87 - Vacant Lot**  
Title ID : 17892  
Lot Area: 355.00 sqm.  
TCT # T-95623  
Lot 8 Block 12 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,065,000.00  
**Min. Bid Price : 959,000.00**

**ITEM A88 - Vacant Lot**  
Title ID : 17896  
Lot Area: 335.00 sqm.  
TCT # T-95601  
Lot 15 Block 12 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 1,005,000.00  
**Min. Bid Price : 905,000.00**

**ITEM PB89 - Vacant Lot**  
Title ID : 17859  
Lot Area: 327.00 sqm.  
TCT # T-95589  
Lot 12 Block 8 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 981,000.00  
**Min. Bid Price : 883,000.00**

**ITEM PB90 - Vacant Lot**  
Title ID : 17854  
Lot Area: 320.00 sqm.  
TCT # T-95594  
Lot 4 Block 6 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 960,000.00  
**Min. Bid Price : 864,000.00**

**ITEM PB91 - Vacant Lot**  
Title ID : 17855  
Lot Area: 320.00 sqm.  
TCT # T-95595  
Lot 1 Block 8 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 960,000.00  
**Min. Bid Price : 864,000.00**

**ITEM PB92 - Vacant Lot**  
Title ID : 17895  
Lot Area: 305.00 sqm.  
TCT # T-95619  
Lot 14 Block 12 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 915,000.00  
**Min. Bid Price : 824,000.00**

**ITEM PB93 - Vacant Lot**  
Title ID : 17872  
Lot Area: 304.00 sqm.  
TCT # T-95617  
Lot 5 Block 10 Palm Ridge Pointe, Brgy. Balas, Talisay, Batangas  
Market Price: 912,000.00  
**Min. Bid Price : 821,000.00**

**PNB SPECIAL ASSETS MANAGEMENT GROUP**

Trunklines : (02) 526-3131 / 891-6040  
Locals: 4713 / 4539 / 4115 ( Jho. Paulo & Notch)  
Email Address: properties@pnb.com.ph

**Regional Asset Management Center**

Batangas City  
Telephone Nos. (043)723-1283 / (0917)-5077166 ( Bobby / Tess)  
Email Address: encarnacionra@pnb.com.ph

**Regional Asset Management Center**

San Pablo City  
Telephone Nos. (049)562-6778 / (0917)-507-7192 ( Willy / Raymund)  
Email Address: litanwc@pnb.com.ph



# Palm Ridge Pointe

Brgy. Balas, Talisay, Batangas City

April 25, 2013 ● THURSDAY ● 2:00 p.m. ● FILIPINIANA HOTEL Filipiniana Complex, Brgy. Sto. Niño, Calapan City

## PROPERTY AUCTION

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**ITEM PB94 - Vacant Lot**  
**Title ID : 17890**  
**Lot Area: 291.00 sqm.**  
 TCT # T-95603  
 Lot 4 Block 12 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 873,000.00  
**Min. Bid Price : 786,000.00**

**ITEM PB95 - Vacant Lot**  
**Title ID : 17886**  
**Lot Area: 289.00 sqm.**  
 TCT # T-95607  
 Lot 24 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 867,000.00  
**Min. Bid Price : 780,000.00**

**ITEM PB96 - Vacant Lot**  
**Title ID : 17888**  
**Lot Area: 282.00 sqm.**  
 TCT # T-95608  
 Lot 28 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 846,000.00  
**Min. Bid Price : 761,000.00**

**ITEM PB97 - Vacant Lot**  
**Title ID : 17871**  
**Lot Area: 281.00 sqm.**  
 TCT # T-95600  
 Lot 3 Block 10 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 843,000.00  
**Min. Bid Price : 759,000.00**

**ITEM PB98 - Vacant Lot**  
**Title ID : 17894**  
**Lot Area: 274.00 sqm.**  
 TCT # T-95629  
 Lot 11 Block 12 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 822,000.00  
**Min. Bid Price : 740,000.00**

**ITEM PB99 - Vacant Lot**  
**Title ID : 17876**  
**Lot Area: 273.00 sqm.**  
 TCT # T-95604  
 Lot 3 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 819,000.00  
**Min. Bid Price : 737,000.00**

**ITEM PB100 - Vacant Lot**  
**Title ID : 17860**  
**Lot Area: 272.00 sqm.**  
 TCT # T-95588  
 Lot 13 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 816,000.00  
**Min. Bid Price : 734,000.00**

**ITEM PB101 - Vacant Lot**  
**Title ID : 17885**  
**Lot Area: 264.00 sqm.**  
 TCT # T-95611  
 Lot 23 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 792,000.00  
**Min. Bid Price : 713,000.00**

**ITEM PB102 - Vacant Lot**  
**Title ID : 17867**  
**Lot Area: 262.00 sqm.**  
 TCT # T-95622  
 Lot 3 Block 9 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 786,000.00  
**Min. Bid Price : 707,000.00**

**ITEM PB103 - Vacant Lot**  
**Title ID : 17866**  
**Lot Area: 261.00 sqm.**  
 TCT # T-95620  
 Lot 19 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 783,000.00  
**Min. Bid Price : 705,000.00**

**ITEM PB104 - Vacant Lot**  
**Title ID : 17877**  
**Lot Area: 260.00 sqm.**  
 TCT # T-95606  
 Lot 4 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 780,000.00  
**Min. Bid Price : 702,000.00**

**ITEM PB105 - Vacant Lot**  
**Title ID : 17884**  
**Lot Area: 260.00 sqm.**  
 TCT # T-95610  
 Lot 22 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 780,000.00  
**Min. Bid Price : 702,000.00**

**ITEM PB106 - Vacant Lot**  
**Title ID : 17857**  
**Lot Area: 259.00 sqm.**  
 TCT # T-95609  
 Lot 10 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 777,000.00  
**Min. Bid Price : 699,000.00**

**ITEM PB107 - Vacant Lot**  
**Title ID : 17864**  
**Lot Area: 256.00 sqm.**  
 TCT # T-95616  
 Lot 17 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 768,000.00  
**Min. Bid Price : 691,000.00**

**ITEM PB108 - Vacant Lot**  
**Title ID : 17865**  
**Lot Area: 254.00 sqm.**  
 TCT # T-95618  
 Lot 18 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 762,000.00  
**Min. Bid Price : 686,000.00**

**ITEM PB109 - Vacant Lot**  
**Title ID : 17852**  
**Lot Area: 253.00 sqm.**  
 TCT # T-95593  
 Lot 5 Block 5 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 759,000.00  
**Min. Bid Price : 683,000.00**

**ITEM PB110 - Vacant Lot**  
**Title ID : 17863**  
**Lot Area: 251.00 sqm.**  
 TCT # T-95614  
 Lot 16 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 753,000.00  
**Min. Bid Price : 678,000.00**

**ITEM PB111 - Vacant Lot**  
**Title ID : 17874**  
**Lot Area: 251.00 sqm.**  
 TCT # T-95602  
 Lot 17 Block 10 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 753,000.00  
**Min. Bid Price : 678,000.00**

**ITEM PB112 - Vacant Lot**  
**Title ID : 17853**  
**Lot Area: 249.00 sqm.**  
 TCT # T-95581  
 Lot 3 Block 6 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 747,000.00  
**Min. Bid Price : 672,000.00**

**ITEM PB113 - Vacant Lot**  
**Title ID : 17869**  
**Lot Area: 249.00 sqm.**  
 TCT # T-95613  
 Lot 9 Block 9 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 747,000.00  
**Min. Bid Price : 672,000.00**

**ITEM PB114 - Vacant Lot**  
**Title ID : 17880**  
**Lot Area: 246.00 sqm.**  
 TCT # T-95628  
 Lot 14 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 738,000.00  
**Min. Bid Price : 664,000.00**

**ITEM PB115 - Vacant Lot**  
**Title ID : 17891**  
**Lot Area: 245.00 sqm.**  
 TCT # T-95580  
 Lot 6 Block 12 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 735,000.00  
**Min. Bid Price : 662,000.00**

**ITEM PB116 - Vacant Lot**  
**Title ID : 17845**  
**Lot Area: 240.00 sqm.**  
 TCT # T-95626  
 Lot 3 Block 1 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 720,000.00  
**Min. Bid Price : 648,000.00**

**ITEM PB117 - Vacant Lot**  
**Title ID : 17848**  
**Lot Area: 240.00 sqm.**  
 TCT # T-95598  
 Lot 5 Block 3 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 720,000.00  
**Min. Bid Price : 648,000.00**

**ITEM PB118 - Vacant Lot**  
**Title ID : 17879**  
**Lot Area: 222.00 sqm.**  
 TCT # T-95624  
 Lot 13 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 666,000.00  
**Min. Bid Price : 599,000.00**

**ITEM PB119 - Vacant Lot**  
**Title ID : 17878**  
**Lot Area: 218.00 sqm.**  
 TCT # T-95586  
 Lot 5 Block 11 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 654,000.00  
**Min. Bid Price : 589,000.00**

**ITEM PB120 - Vacant Lot**  
**Title ID : 17856**  
**Lot Area: 209.00 sqm.**  
 TCT # T-95597  
 Lot 3 Block 8 Palm Ridge  
 Pointe, Brgy. Balas, Talisay,  
 Batangas  
 Market Price: 627,000.00  
**Min. Bid Price : 564,000.00**

