

**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, Kabankalan, 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.

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 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

Market Price: 2,189,300.00

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: [mendozaamaac@pnb.com.ph](mailto:mendozaamaac@pnb.com.ph) loc. 2075  
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[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 5M & below; with 20% deposit requirement)

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

