

## REAL ESTATE PROPERTIES FOR SALE WITH SPECIAL PRICES

AS OF July 14, 2017

	Area	Municipality	LOCATION	DESCRIPTION	Caretaker Remarks	AREA (SQM)	PRICE	LEGAL CONCERN
Note: Photos of properties for sale are available on PSBank corporate website								
1	Luzon South	LAGUNA	Lot 5-B, Magsaysay Road, Barangay San Antonio, San Pedro Laguna	Lot with two buildings	With caretaker	LA: 5,934 sq. m. FA: 240 sq. m.	13,745,000.00	With Annulment Case
2	Metro Manila	QUEZON CITY	# 5, Lot 15-C-1, Esquivel St., San Antonio SFD, Quezon City	Subject property improved with six (6) buildings	With caretaker	LA: 1,844.00 sq. m. FA: 2,386.00 sq. m.	42,419,000.00	With Annulment Case
3	Metro Manila	QUEZON CITY	Unit P03, N. Domingo, Garden View Condominium Tower 2, New Manila, Quezon City, Metro Manila	Condominium	No Caretaker	FA: 161.31 sq. m.	13,276,000.00	With Annulment Case
4	Metro Manila	PASIG	Unit 812 Parc Chateau Condominium Garnet Road Cor. Onyx St., Ortigas, Pasig City, Metro Manila	Condominium	No Caretaker	FA: 210.14 sq. m.	10,507,000.00	Consolidation is being processed
5	Metro Manila	PASIG	Unit 711 Parc Chateau Condominium Garnet Road Cor. Onyx St., Ortigas, Pasig City, Metro Manila	Condominium	No Caretaker	FA: 74.78 sq. m.	3,724,000.00	Consolidation is being processed
6	Metro Manila	LAS PINAS	Lot 12, Blk. 3 Citadella Avenue, Citadella Executive Village, Pulang Lupa Las Pinas City, Metro Manila	2-Storey Building with Basement Attic	With caretaker	LA: 389 sq. m. FA: 528.97 sq. m.	11,953,000.00	With Annulment Case
7	Metro Manila	LAS PINAS	Lot 4, Blk. 4, Sweet Pea, Dona Manuela, Pamplona, Las Piñas, Metro Manila	Single-detached	No Caretaker	LA: 222 sq. m. FA: 217 sq. m.	3,989,000.00	With Annulment Case
8	VISMIN	CEBU CITY	Lot Numbers 13 to 20, Block 12, Legaspi St. thru Villalobos St., Villas Magallanes, Agus, Lapu- Lapu City, Cebu	Eight adjacent lots improved with a two-storey single-detached residential building.	With caretaker	LA: 1,200 sq. m. FA: 380.58 sq. m.	13,514,000.00	With Annulment Case
9	Luzon South	CAVITE	Lot 21 Blk 5, Road Lot 1, Neogan, Tagaytay City, Cavite	Vacant Lot	With caretaker	LA: 5,527 sq. m.	15,569,000.00	With Annulment Case

Errors are unintended and do not constitute acts of misrepresentation or withholding of accurate property details and amount; and are subject to change without prior notice.

For inquiries, please contact Special Accounts Management Department:

Susan Castellon-Balawitan 885-8208 loc. 8475 / SDCastellon@psbank.com.ph

Joanna Marie A. Soral 885-8208 loc. 8930 / JASoral@psbank.com.ph

Website [www.psbank.com.ph](http://www.psbank.com.ph)

## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** LAGUNA

**Selling Price:** P13,745,000

**Address:**

Lot 5-B, Magsaysay Road,  
Barangay San Antonio, San  
Pedro Laguna

**Description:**

LOT WITH TWO BUILDINGS

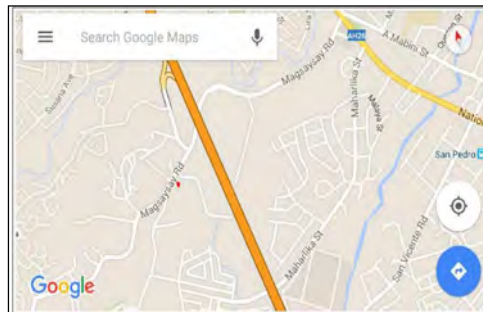
**Lot Area:** 5,934.00 SQ. M

**Floor Area:** 240 SQ. M..

**Other Remarks:**

SUBJECT PROPERTY IS A  
LOT SITUATED ALONG  
MAGSAYSAY  
ROAD, IMPROVED WITH 2  
BUILDINGS.

**Vicinity Map:**



Issues/Problem	Details	Remarks
<b>Physical Problem</b>	<b>User/Occupant</b>	There are two buildings however only one building was considered since the building on the front portion of the property has encroachment and reached its maximum life. Property already in possession of the bank.
<b>Special Condition</b>	<b>With Annulment Case</b>	Annulment case filed by E.A. Aguilar at RTC-San Pedro Laguna is pending appeal before the Court. RTC already decided in favor of the Bank - RTC, San Pedro, Laguna, Br. 31.
<b>Document Problem</b>	<b>Availability of Collateral Docs/Registered Owner</b>	Title is registered under PSBank's name. Collateral documents are complete.

### DISCLAIMER:

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an of
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** QUEZON CITY **Selling Price:** P42,419,000

**Address:**

# 5, Lot 15-C-1,  
Esquivel St., San  
Antonio SFD, M,  
Quezon City

**Description:**

Subject property  
improved with six (6)  
buildings

**Lot Area:** 1,844.00 SQ. M.

**Floor Area:** 2,386.00 SQ.M.

**Other Remarks:**

Neighborhood  
classification within  
the area is mixed  
residential/industrial.

**Vicinity Map:**



Issues/Problem	Details	Remarks
<b>Physical Problem</b>	<b>User/Occupant</b>	Property already in possession of the bank.
<b>Special Condition</b>	<b>With Annulment Case</b>	RTC QC, Br. 97
<b>Document Problem</b>	<b>Availability of Collateral Docs/Registered</b>	Title is registered under PSBank's name. Collateral documents are complete.

**DISCLAIMER:**

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	SDCastellon@psbank.com.ph
Joanna Marie A. Soral	885-8208 loc. 8930	JSoral@psbank.com.ph



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** QUEZON CITY

**Selling Price:** P13,276,000

**Address:**

Unit PO3, N. Domingo,  
Garden View Condominium  
Tower 2, New Manila, Quezon  
City, Metro Manila

**Vicinity Map:**



**Description:**

Condominium

**Lot Area:**

**Total Floor Area:** 161.31 SQ.M.

**Other Remarks:**

None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition	With annulment case.	On-going litigation / RTC-Quezon City, Br. 218
Document Problem	Availability of Collateral Docs/Registered Owner	Title is registered under PSBank's name. Collateral documents are complete.

**Disclaimer:**

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Sorat	885-8208 loc. 8930	<a href="mailto:JASorat@psbank.com.ph">JASorat@psbank.com.ph</a>



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:**

**PASIG CITY**

**Selling Price: P10,507,000**

**Address:**

Unit 812 Parc Chateau  
Condominium Garnet Road  
Cor. Onyx St., Ortigas, Pasig  
City, Metro Manila

**Vicinity Map:**



**Description:**

Condominium

**Lot Area:**

**Total Floor Area:** 210.14 SQ.M.

**Other Remarks:**

None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition		None.
Document Problem	Availability of Collateral Docs/Registered Owner	Title is for transfer under the name of the bank.

**Disclaimer:**

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>





## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:**

**PASIG CITY**

**Selling Price: P3,724,000**

**Address:**

Unit 711 Parc Chateau  
Condominium Garnet Road  
Cor. Onyx St., Ortigas, Pasig  
City, Metro Manila

**Vicinity Map:**



**Description:**

Condominium

**Lot Area:**

**Total Floor Area:** 74.48 SQ.M.

**Other Remarks:**

None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition		None
Document Problem	Availability of Collateral Docs/Registered Owner	Title is for transfer under the name of the bank.

### Disclaimer:

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank . However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

### Contact Details:

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:**

**LAS PINAS**

**Selling Price:**

**Address:**

Lot 12 Blk 3 Citadella Avenue  
Citadella Executive Village, Pulang  
Lupa Las Pinas City, Metro Manila

**Vicinity Map:**



**Description:**

2-STOREY BUILDING WITH  
BASEMENT AND ATTIC

**Lot Area:** 389.00 SQ. M.

**Floore Area:** 528.97 SQ. M.

**Other Remarks:** None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition	With annulment case.	Extra-Judicial Foreclosure Sale, RTC, Las Pinas City, Br. 198
Document Problem	WITH ERROR IN THE TECHNICAL DESCRIPTION	POSSIBLE ERROR IS THE BEARING DIRECTION OF PT. 2-3 IT SHOULD BE SW INSTEAD OF SE TO CLOSE IT INTO A POLYGON, HOWEVER THE BOUNDARIES SHOULD ALSO BE CORRECTED BECAUSE THE IT WOULD NOT MATCH THE CONFIGURATION BASED ON THE SUBDIVISION PLAN.

### Disclaimer:

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer.
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

### Contact Details:

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** LAS PINAS

**Selling Price:** P3,989,000.00

**Address:**

Lot 4 Blk 4 Sweet Pea, Dona  
Manuela, Pamplona, Las  
Piñas, Metro Manila

**Vicinity Map:**



**Description:**

Single-detached

**Lot Area :** 222 SQ. M.

**Floor Area :** 217 SQ. M.

**Other Remarks:**

None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition	With annulment case	Extra-Judicial Foreclosure Sale - RTC, Las Pinas City, Br. 198
Document Problem	Availability of Collateral Docs/Registered Owner	Title is registered under PSBank's name. Collateral documents are complete.

**Disclaimer:**

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>





## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** CEBU

**Selling Price:** P13,514,000.00

**Address:**

**Vicinity Map:**

Lot Numbers 13 to 20, Block 12,  
Legaspi St. thru Villalobos St.,  
Villas Magallanes, Agus, Lapu-  
Lapu City, Cebu

### Description:

EIGHT (8) ADJACENT LOTS  
IMPROVED WITH A TWO-  
STOREY SINGLE-  
DETACHED RESIDENTIAL  
BUILDING.

**Lot Area :** 1,200 SQ. M.

**Floor Area :** 380.58 SQ. M.

### Other Remarks:

SAID STRUCTURE IS  
CONSTRUCTED ON LOTS  
15, 17 AND 19, BLOCK 12.



Issues/Problem	Details	Remarks
<b>Physical Problem</b>	<b>User/Occupant</b>	Property already in possession of the bank.
<b>Special Condition</b>	<b>With annulment case</b>	Complaint of Declaration of Nullity of Extrajudicial Foreclosure of Mortgage with Prayer for Temporary Restraining Order and Writ of Preliminary Injunction and Damages - RTC, Lapu Lapu Cebu City, Br. 54
<b>Document Problem</b>	<b>With error in the technical description</b>	PLEASE TAKE NOTE THAT THERE IS AN ERROR ON TECHNICAL DESCRIPTION FOR LOT 18, BLOCK 12. POLYGON WILL NOT CLOSE.

### Disclaimer:

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

### Contact Details:

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	SDCastellon@psbank.com.ph
Joanna Marie A. Soral	885-8208 loc. 8930	JASoral@psbank.com.ph



## PROPERTIES FOR SALE - WITH SPECIAL PRICES



**City/Province:** CAVITE

**Selling Price:** P15,569,000.00

**Address:**

Lot 21 Blk 5, Road Lot 1,  
Neogan, Tagaytay City  
(ALFONSO), Cavite

**Vicinity Map:**



**Description:**

Vacant Lot

**Lot Area :** 5,527 SQ. M.

**Floor Area :** -

**Other Remarks:**

None

Issues/Problem	Details	Remarks
Physical Problem	User/Occupant	Property already in possession of the bank.
Special Condition	With annulment case.	Case dismissed, awaiting court order - RTC, Tagaytay City, Br. 18
Document Problem	Availability of Collateral Docs/Registered Owner	Title is registered under PSBank's name. Collateral documents are complete.

**Disclaimer:**

- 1 All sales on "AS-IS, WHERE-IS and " NO RECOURSE" basis . No warranties
- 2 Prices NOT applicable to buybacks by former owners.
- 3 Properties and prices subject to change anytime and may be removed from the list for any reason Management deems appropriate.
- 4 The list may reflect properties sold without the knowledge of Asset Sales Division.
- 5 If multiple offers are received for the same property, a bidding shall be conducted the property shall be awarded to the highest bidder.
- 6 Mere submission of an Offer to Buy does not confer "first option" or " first right" to the offeror.
- 7 The deficiencies stated herein are not meant to be exhaustive, comprehensive or complete. Buyers are advised to conduct their own due diligence prior to making an offer
- 8 The Bank only shoulders Creditable Withholding Tax up to purchase price. Excess CWT and all other friction costs are for buyer's account.
- 9 The list is an intellectual property of PSBank. However, the Bank is not in any way liable if this shall be copied, reproduced, altered or tampered for any activities other than the purpose of marketing properties contained in it.

**Contact Details:**

CONTACT PERSON	CONTACT NUMBER	E-MAIL ADDRESS
Susan Castellon-Balawitan	885-8208 loc. 8475	<a href="mailto:SDCastellon@psbank.com.ph">SDCastellon@psbank.com.ph</a>
Joanna Marie A. Soral	885-8208 loc. 8930	<a href="mailto:JASoral@psbank.com.ph">JASoral@psbank.com.ph</a>

