

INVITATION FOR NEGOTIATED SALE OFFER

The Bank shall accept offers to buy on a first come, first served basis subject to submission of 10% of the offered price starting August 14, 2023.

NOTE: No broker's commission for lease or sale shall be paid if the buyer/lessee is the Government or any of its branches/units, including GOCCs. Prices are subject to change without prior notice.

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ITEM NO.	AREA (sq.m.)	PROPERTY DESCRIPTION	LOCATION	INDICATIVE PRICE (Php)
1	1,193	A commercial land covered by TCT No. 158963 1/ 5/ 10/ 51/	Mindanao Ave., Cebu Business Park, Brgy. Mabolo, Cebu City	540,429,000.00
				
2	212	A residential lot with improvements covered by TCT No. 086-2014002662 3/ 5/ 17/ 23/	Lot 1 Block 2 San Francisco Village 1, Brgy. Pacol, Naga City	3,164,000.00
3	132	A residential lot with improvements covered by TCT No. 110-2019002591 5/ 12/ 15/ 17/ 23/	Lot 3 Along Paseo Michael, Sta. Monica Homes Subd., Brgy. Babag, Lapu-Lapu City, Cebu	3,126,000.00
4	60	A residential lot with improvement covered by TCT No. 053-2018002720 2/ 5/ 7/ 8/ 10/ 17/ 23/	Lot 6, San Antonio Heights, Brgy. San Antonio, San Pascual, Batangas	1,220,000.00
5	587	A residential lot with improvement covered by TCT No. 040-2020018983 5/ 10/ 12/ 17/ 23/	Lot 10, Blk. 31, Ipil-ipil St., Town & Country North Executive Village, Phase 1-A, Brgy. Abangan Norte, Marilao, Bulacan	14,693,000.00
6	521	Two (2) contiguous residential lots with improvements covered by TCT Nos. 043-2020005794 & 043-2020005795 5/ 10/ 12/ 17/ 18/ 21/ 22/ 23/	Lot Nos. 10 & 11 of Blk. 5 along concrete paved Street Lot 52 (Josefino St.) corner Street Lot 53 (V. Pascual Boulevard), Rowland Subdivision, Brgy. Binauganan, Tarlac City	12,137,000.00
7	129	A residential lot with improvement covered by TCT No. 040-2023003088 5/ 8/ 12/ 17/ 22/ 23/	Lot 1, Blk. 11, Phase C, Francisco Homes 1, Brgy. Mulawin, San Jose Del Monte City, Bulacan	1,843,000.00
8	175	A residential lot with improvement covered by TCT No. 162-2019000642 3/ 5/ 8/ 15/ 23/	Lot 13, Blk. 7, Canlanipa Homes, Brgy. Canlanipa, Surigao City	1,562,000.00
9	50	A residential lot with improvement covered by TCT No. 040-2023003243 5/ 12/ 22/ 23/	Lot 5456-C, Bo. Banga (now Tugatog), Meycauayan, Bulacan	2,873,000.00
10	226	A residential lot covered by TCT No. T-487581 1/ 5/ 10/ 15/ 23/ 54/	Lot 8 Block 20, Southville Town and Country Homes, Phase 7, Brgy. Langkiwa, Biñan, Laguna	956,000.00
11	116	A residential lot covered by TCT No. T-487592 1/ 5/ 10/ 15/ 23/ 53/	Lot 8 Block 24, Southville Town and Country Homes, Phase 7, Brgy. Loma, Biñan, Laguna	491,000.00
12	120	A residential lot covered by TCT No. T-487617 1/ 5/ 15/ 21/ 23/ 52/	Lot 2 Block 33 Southville Town and Country Homes Phase 7, Brgy. Loma, Biñan, Laguna	508,000.00
13	130.40	A residential lot with improvement covered by TCT No. 057-2018040709 5/ 8/ 10/ 12/ 17/ 21/	Lot 20 Blk 3, ACM Ave. corner East Drive Road Lot 2, ACM Woodstock Homes, Brgy. Calsadang Bago, Imus City, Cavite	2,130,000.00

14	38	A residential lot with improvement covered by TCT No. 060-2020000634 2/ 5/ 10/ 23/ 56/	Lot 42 Block 12, Centennial Townhomes, Brgy. San Isidro, Cabuyao City, Laguna	565,000.00
15	860	A residential lot with improvement covered by TCT No. 076-2021002557 2/ 4/ 5/ 10/ 55/	Lot 7225-B, along L. Salazar Street. Brgy. Bucal, Mendez, Cavite	6,311,000.00
16	22,449	A parcel of commercial land with improvements covered by TCT No. 090-2015003833 2/ 5/ 7/ 8/ 10/ 14/ 26/ 27/ 28/	Caraudan, Janiuay, Iloilo	40,870,000.00
17	288	A parcel of residential land covered by TCT No. 010-2023001442 1/ 4/ 5/ 10/ 33/	Lot 17, Block 18, D. Tuazon St., Phase 2, BF Homes, Sucat, Parañaque City	8,640,000.00
18	700	A residential land covered by TCT No. T-60,085 1/ 5/ 41/	Katipunan, R.T. Lim, Zamboanga Sibugay	588,000.00
19	408	A residential land with improvement covered by TCT No. T-106434 2/ 5/ 7/ 8/ 10/ 39/	Gaboa Street, Brgy. Kauswagan, Cagayan de Oro City, Misamis Oriental	2,899,000.00
20	33,285	Four (4) contiguous parcels of agricultural / residential / industrial land identified as Lot Nos. 1-B, 1-C, 1-D and 1-G with improvements and chattel covered by TCT Nos. 028-2020000666, 028-2020000663, 028-2020000664 and 028-2020000665 5/ 8/ 40/ 43/ 44/ 45/ 46/ 47/ 48/ 49/ 50/	Umingan-Rosales Road, Brgy. Balinacanaway, Rosales, Pangasinan	171,768,000.00
21	20,378	Three (3) contiguous parcels of commercial land with improvements identified as Lot Nos. N-2, N-3 and N-4 covered by TCT No. T-360647, T-360648 and T-360649 5/ 7/ 8/ 10/ 12/ 18/ 23/ 34/ 35/	Along National Road, Antonino, Alicia, Isabela	27,555,000.00
22	1,653	A parcel of residential land identified as Lot No. 4-E-1 covered by TCT No T-117170 2/ 5/ 7/ 8/ 10/ 37/ 52/	Brgy. San Fermin, Cauayan City, Isabela	9,918,000.00
23	4,903.50	A parcel of commercial land identified as Lot No. 1 with improvements covered by TCT No. 035-2022003266 5/ 8/ 12/ 18/ 23/ 34/ 36/	Along Minante-Nagrumbauan Barangay Road, Minante I, Cauayan City, Isabela	28,401,000.00
24	10,514	A commercial land identified as Lot No. 87-D with improvements and chattels covered by TCT No. 043-2022014527 5/ 8/ 12/ 23/	Brgy. Sta. Maria (Brgy. Colubot in the title), San Manuel, Tarlac	7,297,000.00

CONDOMINIUM UNITS AND PARKING SLOTS

Item No.	Floor No. / Unit No.	CCT No.	Condominium Unit Type / Floor area	Location	INDICATIVE PRICE (Php)
25	GF / 110	164-2018006341 1/ 19/ 23/	2 Bedroom / 43.06 sqm	Victoria Tower 1, Pacific Residences, Brgy. Ususan, Taguig City	3,458,000.00
26	GF / 120	164-2018006342 1/ 19/ 23/	2 Bedroom / 40.07 sqm		3,218,000.00
27	GF / 122	164-2018006343 1/ 19/ 23/	1 Bedroom / 25.91 sqm		2,185,000.00
28	2 / 210	164-2018006344 1/ 19/ 23/	2 Bedroom / 54.89 sqm		4,408,000.00
29	4 / 424	164-2018006345 1/ 19/ 23/	3 Bedroom 79.25 sqm		6,364,000.00
30	5 / 521	164-2018006346 1/ 19/ 23/	2 Bedroom / 52.65 sqm		4,228,000.00
31	GF / 2.0	164-2018006347 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
32	GF / 3.0	164-2018006348 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
33	GF / 12.0	164-2018006349 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
34	GF / 20.0	164-2018006350 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
35	GF / 21.0	164-2018006351 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
36	GF / 22.0	164-2018006352 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
37	GF / 23.0	164-2018006353 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
38	GF / 24.0	164-2018006354 1/ 19/ 20/ 23/	Parking Slot / 12.50 sqm		800,000.00
39	2 / 215	004-2019003082 1/ 20/	Office / 39.54 sqm	The Tower at Emerald Square Condominium, J.P. Rizal Corner P. Tuazon Streets Project 4, Quezon City	2,571,000.00
40	5 / 507	004-2019003080 1/ 20/	2 Bedroom Residential / 62.25 sqm		4,047,000.00
41	LG Floor Regular Parking Area / 3R	004-2019003081 1/ 20/ 23/	Parking Slot / 12.00 sqm		800,000.00
42	OGF-0006 / 1st Flr	076-2018003020 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 001 / LG Parking	076-2018003011 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
43	OGF-0009 / 1st Flr	076-2018003019 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 0003 / LG	076-2018003010 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		

44	OGF-0010 / 1st Flr	076-2018003018 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 0004 / LG	076-2018003009 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
45	OGF-0011 / 1st Flr	076-2018003017 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 0011 / LG	076-2018003008 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
46	OGF-0012 / 1st Flr	076-2018003016 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 0012 / LG	076-2018003007 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
47	OGF-0021 / 1st Flr	076-2018003014 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG - 0013/ LG	076-2018003006 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
48	OGF-0013 / 1st Flr	076-2018003015 1/ 3/ 19/ 23/	2-bedroom /51.79 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,663,000.00
	OLG – 0014 / LG	076-2018003005 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
49	OGF-0024 / 1st Flr	076-2018003013 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG – 0041 / LG	076-2018003004 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
50	O2F-0007 / 2nd Flr	076-2018003012 1/ 3/ 19/ 23/	2-bedroom /48.38 sqm	Building 1, Pinesuites Tagaytay, Bonifacio Drive, Maitim 2nd West, Tagaytay City, Cavite	10,073,000.00
	OLG - 0042/ LG	076-2018003003 1/ 3/ 19/ 23/	Parking slot / 16.06 sqm		
51	GF (1st level) / TAGF1-4-A	57348 3/ 10/ 19/ 23/	Commercial / 32.56 sqm	The Palm Towers A and B, Along St. Paul Road, San Antonio Village, Makati City	3,419,000.00
52	GF (2nd level) TAGF2-1-A	57364 3/ 10/ 19/ 23/	Commercial / 23.82 sqm		2,502,000.00
53	2F / TAB2F-12-A	57385 3/ 10/ 19/ 23/	Commercial / 16.16 sqm		1,616,000.00
54	2F / TAB2F-15-A	57387 3/ 10/ 19/ 23/	Commercial / 21.12 sqm		2,112,000.00
55	2F / TAB2F-16-A	57388 3/ 10/ 19/ 23/	Commercial / 22.56 sqm		2,256,000.00
56	2F / TAB2F-17-A	57389 3/ 10/ 19/ 23/	Commercial / 29.10 sqm		2,910,000.00
57	2F / TAB2F-49-A	57394 3/ 10/ 19/ 23/	Commercial / 29.19 sqm		2,919,000.00
58	15F / TA15F-03	57429 3/ 10/ 19/ 23/	2 Bedroom / 59.67 sqm		4,535,000.00
59	12F / TB12F-16	57489 3/ 10/ 19/ 23/	1 Bedroom / 36.36 sqm		2,764,000.00
60	12F / TC12F-01	57547 3/ 10/ 19/ 23/	1 Bedroom / 58.50 sqm		4,446,000.00
61	17F / TB17F-14	92790 3/ 10/ 19/ 23/	1 Bedroom / 36.36 sqm		2,764,000.00
62	16F / TB16F-11	57509 3/ 10/ 19/ 23/	Studio / 24.36 sqm		1,852,000.00
63	17F / TB17F-04	57514 3/ 10/ 19/ 23/	Studio / 27.75 sqm		2,109,000.00
64	B3 / TB-3-P8	57226 3/ 10/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
65	B3 / TB-3-P17	57235 3/ 10/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
66	B3 / TB-3-P32	57246 3/ 10/ 19/ 23/	Parking Slot / 15.00 sqm		878,000.00
67	B1 / TB1-P40	57326 3/ 10/ 19/ 23/	Parking Slot / 22.33 sqm		1,307,000.00
68	B4 / TB4-P1	57575 3/ 10/ 19/ 23/	Parking Slot / 18.00 sqm		1,053,000.00
69	B4 / TB4-P10	57584 3/ 10/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00
70	B4 / TB4-P11	57585 3/ 10/ 19/ 23/	Parking Slot / 13.50 sqm		790,000.00

1/ Vacant 2/Occupied/With tiller 3/ Unoccupied 4/ With legal case 5/ With Road Right of Way (RROW) 6/ No RROW 7/ TCT is not yet registered in the name of Land Bank 8/ TD is not yet registered in the name of Land Bank 9/ With encumbrances on the title 10/ With annotation/s on the title 11/ With annotations on the TD 12/Under PMC/Caretakership 13/ With Lessee 14/Traversed by a concrete paved Brgy. road on its NE, SE and SW sides 15/No records on the payment of Association Dues 16/The Property is an interior lot/landlocked 17/There is discrepancy on the floor area of the improvement per TD vis-a-vis the actual measurement 18/Some improvements are undeclared/have no TDs 19/Titles are with annotation of Master Deed of

Declaration of Restrictions	20/For Parking slots, only unitowners can participate the bidding	21/Test plotting of technical description of the TCT resulted to open traverse	22/No registered
Homeowners' Association	23/ No legal case per Bank's records	24/No copy of TD on file for the elevated water tank, concrete pavement and perimeter fence	25/No copy of Affidavit of Non-redemption and Consolidation on file
26/ The Affidavit of Non Redemption & Consolidation is not on file	27/ No copy of DAR Clearance / Certificate of No Coverage on file	28/ With claimants	29/No copy of TD on file
30/Bounded by Pal-ing and Tagabolo Creeks in the north	31/ No copy of Certificate of Sale on file	32/ No copy of Proof of Payment of CGT, DST and Transfer Tax on file	33/ The location of the property indicated in the Title is Barrio of San Dionisio, Municipality of Parañaque, Province of Rizal
34/The IP is not subject for discount and referrer/broker's commission	35/ Barangay/district indicated in the TDs was erroneously written as "Sta. Cruz" which should be "Antonino"	36/Typographical error on the subdivision plan indicated on the title is "Pcs-(af)-02-031805" which should be "Pcs-(af)-004805" based on the approved survey plan submitted to the Bank	37/ Overlapping of the technical description
38/ About 1,176 sq.m. floor area of the Ever Gotesco Mall (front portion) has encroached the adjoining lots 3,4,5,6 & 7. The total lot area of the affected adjoining lots is estimatedly 392 sq.m.	39/A typographical error was noted on the Tax Declaration where the SE boundary was stated as Road Lot 7. It should be Lot 27 of Psd-73564 based on the title and as shown at the Tax Map of Cagayan de Oro City	40/Technical descriptions of the lots as appearing on the titles when plotted as a whole resulted to non-contiguous lots. However, when plotted using technical descriptions of the lots per sketch plan resulted to a closed traverse/contiguous lots. The following discrepancies were noted: "Tie line per TCT No. 026-2020000666 (Lot 1-B) bearing N.61 DEG. 06'W, Distance – 486.75 M. while tie line per sketch plan – bearing – N 81 06'W, Distance – 486.75 M."	41/ Cultivated and planted with various vegetables by a resident in the area. Portion of the property is planted with banana
42/ Boundary of Lot 1-B was erroneously indicated as "along 1-2 by Lot 1-C" which should be "along 3-4 by Lot 1-C"	43/With alleged Claimants	44/The rice milling equipment was not operational due to incomplete components such as color sorters, ducting and fittings, blowers and motors, rice scale, electrical lines and power supply and other accessories	45/Floor tiles on two (2) bedrooms of the residential building were damaged/cracked. Further, power supply was disconnected by PANELCO
46/The residential building has been vacant since 2019	47/The machineries were cannibalized. Motors of the equipment were not found and controls are missing	48/Improvements aside from Warehouse Building 1&2 and Residential Building are undeclared/have no tax declarations	49/With Security Guards
50/There is a discrepancy on the location of the Property stated in the Title (Brgy. Mabolo, Cebu City) vis-à-vis TD (Barrio Luz, Cebu City)	51/The property is about 3.2km East of West Valley Fault	52/The property is about 3.1km East of West Valley Fault	53/The property is about 3km East of West Valley Fault
54/The property is about 15.7km from the nearest active fault	55/The property is about 9.5km East of the West Valley Fault	56/The property is about 9.5km East of the West Valley Fault	

The Negotiated Sale Offer Forms are available thru www.landbank.com and can be requested LBP-SPAD@mail.landbank.com.

The Bank shall accept offers to buy the properties listed above starting on **August 14, 2023** on a first come, first served basis subject to the submission of 10% of the subject property's offered price which shall either be equivalent to the Indicative Price or within the price range acceptable to Bank. In the event that there is one (1) negotiated sale offer received within the day, the Bank representative shall immediately inform the prospective buyer that the Bank will proceed with the evaluation of the offer. If there are two (2) or more negotiated sale offers received within the same day, the Bank shall set a date and time wherein all prospective buyers shall be invited to submit the Best and Final Offer (BFO).

The sale shall be on an **"AS-IS-WHERE-IS"** basis with regard to the physical condition and legal status of the corresponding Transfer Certificate of Titles.

Precautions have been taken to ensure the accuracy of all the information disclosed herein.

Prospective buyers, however, should not confine themselves to the content of this publication but shall, likewise, and inspect as they are enjoined to verify with diligence in order to ascertain the actual physical condition and legal status of the subject properties and titles thereof."

For more information regarding the above properties, kindly contact the following:

Contact Person	Email Address	Contact Number/s
Ms. Agnes L. Felicidadario (Item Nos. 2-4, 51-70) Ms. Lenilyn S. Andaleon	AFELICIDARIO@mail.landbank.com LANDALEON@mail.landbank.com	(+63) 918-881-7103 (+63) 917-890-1442
Mr. Lester G. Muñoz (Item Nos. 5-9, 25-38)	LMUNEZ@mail.landbank.com	(+63) 926-980-5677
Mr. Mark Ivan C. Confesor (Item Nos. 10-15, 39-50) Ms. Sharmaine B. Castillo	MCONFESOR@mail.landbank.com SBCASTILLO@mail.landbank.com	(+63) 919-007-1028 (+63) 916-529-2256
Ms. Annjoey P. Carlos (Item No. 19)	APCARLOS@mail.landbank.com	(+63) 969-348-7660
Mr. Noel S. Tibayan (Item Nos. 1, 16-18)	NTIBAYAN@mail.landbank.com	(+63) 917-309-1216
Mr. Efren M. Patron (Item Nos. 20-23)	EPATRON@mail.landbank.com	(+63) 917-329-1546
Ms. Deborah Banco (Item no. 24)	DLUBIS@mail.landbank.com	(+63) 929-690-4779

LANDBANK reserves the right to reject any or all bids, to waive any formality therein, and to accept bid as may be considered most advantageous to the Bank. The decision of LANDBANK shall be final and binding.

HEAD OFFICE COMMITTEE ON ASSET DISPOSAL

Member: Philippine Deposit Insurance Corporation. Maximum Deposit Insurance for Each Deposit is P500,000.00.