

# 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

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.

1598 M.H. del Pilar Cor. Dr. J. Quintos Sts. Malate, Manila  
Tel. No. 8-522-0000 or 8-551-2200 Connecting All Departments



**LANDBANK**

SERVING THE NATION

[www.landbank.com](http://www.landbank.com)

Item No.	Area (sq.m.)	Property Description	Location	Indicative Price(Php)
1	12,545	A commercial lot with improvements covered by TCT No. 062-2019000045 5/ 10/ 17/ 48/	Airport Road, Brgy. 9, Mamburao, Occidental Mindoro	60,004,000.00
2	921	A parcel of residential land identified as Lot No. 1075 with improvement covered by the OCT No. P-2954 2/ 5/ 7/ 8/ 10/ 22/ 25/	Along corners of Provincial Road and Barangay Road, Brgy. Burgos, Cabarroguis, Quirino	606,000.00
3	5,590	A parcel of industrial land identified as Lot No. 6385-S with improvements covered by TCT No. 037-2022000450 3/ 5/ 12/ 22/ 26/ 57/	Along Provincial Road, Brgy. Magsaysay, Saguday, Quirino	5,740,000.00
4	40,000	Two (2) contiguous parcels of agricultural land identified as Lot Nos. 2993-A-2-A and 2993-A-3 with a total area of 40,000 sq. m. with various improvements and chattels covered by TCT Nos. 038-2021000587 and 038-2021000588 4/ 5/ 17/ 37/ 63/ 64/	Jezka Agriventure Farm, Sitio Malaking Bato, Mabatang, Abucay Bataan	38,771,000.00
5	647	Four (4) parcels of residential land with improvements with an aggregate area of 647 sq. m. covered by TCT Nos. 042-2012005007, 042-2012005008, 042-2012005009 and 042-2012005006 3/ 5/ 17/ 22/ 43/ 44/	Sto. Niño Subd., Brgy. San Juan, Apalit, Pampanga	2,674,000.00
6	1,041	A commercial land with improvements covered by TCT No. 052-2016001027 2/ 4/ 5/ 10/ 17/ 25/	Lot No. 2, J.P. Quinio St., Brgy. Gulod, Labac, Batangas City	15,438,000.00
7	1,029	A parcel of residential land with improvement covered by TCT No. T-74978 5/ 12/ 22/ 62/	Along M. Leonor Street, Barangay San Bartolome, San Pablo City, Laguna	2,276,000.00
8	497	A residential lot with improvements identified as Lot No. 2 covered by TCT No. 064-2018004638 2/ 5/ 17/ 22/ 25/ 58/ 59/	National Road, Brgy. Poblacion, Baco, Oriental Mindoro	13,617,000.00
9	4,432	Two (2) parcels of residential (2,748-sq.m.) / agricultural (1,684-sq.m.) land with a total area of 4,432-sq.m. covered by TCT No. 083-2018000638 1/ 5/ 12/ 14/ 22/ 70/ 71/	Barangay Sipaya, Juban, Sorsogon	6,194,000.00
10	598	A residential land with improvements covered by TCT No. 065-2013000646 2/ 5/ 22/	Pulot Avenue, Brgy. Pulot Center, Sofronio Española, Palawan	1,479,000.00
11	465	A parcel of residential land with improvement covered by TCT No. T-52370 3/ 5/ 22/ 39/ 40/	Purok Pagkakaisa, Lower Kapayas, Lopez Subd., Matiao, Mati City, Davao Oriental	449,000.00
12	15,443	A parcel of agricultural land covered by TCT No. T-46862 1/ 6/ 8/ 22/	Brgy. Tagboa, Lupon, Davao Oriental	247,000.00
13	6,860	Two (2) parcels of contiguous industrial land with an aggregate area of 6,860 sq.m. with improvements covered by TCT Nos. 145-2016003038 & 145-2016003039 2/ 5/ 10/ 22/ 65/	Upper Matin-ao, Brgy. Silway 8, Polomolok, South Cotabato	8,918,000.00
14	25,000	A industrial lot with improvements and chattels covered by TCT No. 152-2022003958 5/ 8/ 10/ 22/ 23/ 37/ 66/ 67/	Brgy. Langkong (now Sangat), M'lang, Cotabato	13,081,000.00

Item No.	Area (sq.m.)	Property Description	Location	Indicative Price(Php)
15	21,175	A parcel of agricultural land covered by TCT No. T-46,166 6/ 22/ 68/	Brgy. Tiniguangan, Dimataling, Zamboanga del Sur	318,000.00
16	20,055	A parcel of agricultural land covered by TCT No. T-46,167 5/ 22/ 32/	Brgy. West Migpulaog, Dinas, Zamboanga del Sur	803,000.00
17	32,895	A parcel of agricultural land covered by TCT No. T-46,169 6/ 22/ 32/ 36/	Brgy. Nian, Dinas, Zamboanga del Sur	658,000.00

## PROPERTIES OFFERED AT DISCOUNTED PRICES

Item No.	Area (sq.m.)	Property Description	Location	Discounted Indicative Price (Php)
18	719	A parcel of residential land identified as Lot No. 314-A with improvements covered by TCT No. T-141705 5/ 8/ 22/ 72/ 73/	Along the National Highway, Brgy. Maraburab, Alcala, Cagayan	388,000.00
19	45,006	Three hundred seventeen (317) parcels of residential land with improvements and four (4) unbuildable/rocky land with a total lot area of 45,006 sq.m. covered by three hundred twenty-one (321) TCTs 5/ 12/ 22/ 45/ 46/ 47/ 50/ 51/ 52/ 53/ 54/ 55/	Naguilian National Highway, Brgy. Banangan, Sablan, Benguet	22,802,000.00
20	16,472	A parcel of agricultural land identified as Lot No. 3117-D covered by TCT No. T-171042 1/ 6/ 22/ 33/ 56/	Brgy. Nicolas Agatep, Lasam, Cagayan	540,000.00
21	717	A residential land with improvements covered by TCT No. T-258228 2/ 5/ 8/ 22/	Brgy. Bubulong Malaki, San Ildefonso, Bulacan	1,064,000.00
22	333	A parcel of residential lot covered by TCT No. T-6654 22/ 60/ 61/	Lot 7, Block 22, Brgy. Camburay, San Jose, Occidental Mindoro	70,000.00
23	326	A parcel of residential lot covered by TCT No. T-6655 22/ 60/ 61/	Lot 10, Block 22, Brgy. Camburay, San Jose, Occidental Mindoro	69,000.00
24	320	A parcel of residential lot covered by TCT No. T-6657 22/ 60/ 61/	Lot 11, Block 22, Brgy. Camburay, San Jose, Occidental Mindoro	68,000.00
25	304	A parcel of residential lot covered by TCT No. T-6656 22/ 60/ 61/	Lot 18, Block 22, Brgy. Camburay, San Jose, Occidental Mindoro	65,000.00
26	483	A commercial land covered by TCT No. 064-2018002511 1/ 5/ 22/	Brgy. San Isidro, Puerto Galera, Oriental Mindoro	2,899,000.00
27	496	A parcel of residential lot covered by TCT No. T-11073 1/ 5/ 22/ 70/ 49/	Lot No. 7, Block No. 24, Brgy. Camburay, San Jose, Occidental Mindoro	289,000.00
28	497	A parcel of residential lot covered by TCT No. T-11074 1/ 5/ 22/ 70/ 49/	Lot No. 8, Block No. 24, Brgy. Camburay, San Jose, Occidental Mindoro	256,000.00
29	487	A parcel of residential lot covered by TCT No. T-11075 1/ 5/ 22/ 70/ 49/	Lot No. 9, Block No. 24, Brgy. Camburay, San Jose, Occidental Mindoro	283,000.00
30	1,069	An agricultural land covered by TCT No. T-27192 1/ 5/ 22/	Payompon, Mamburao, Occidental Mindoro	1,540,000.00
31	132	A residential lot with improvements covered by TCT No. 110-2019002591 5/ 12/ 17/ 22/	Lot 3 Along Paseo Michael, Sta. Monica Homes Subd., Brgy. Babag, Lapu-Lapu City, Cebu	2,501,000.00
32	1,414	A parcel of residential land covered by TCT No. 121-2019003423 1/ 6/ 8/ 22/	Sitio Bood, Brgy. Lilo-an, Ormoc City, Leyte	1,924,000.00
33	90,263	Two (2) adjacent parcels of agricultural land identified as Lot 4189 (84,369-sq.m.) and Lot 4334 (5,894-sq.m.) with a total area of 90,263 sq.m. covered by TCT No. T-46859 2/ 4/ 6/ 24/ 35/	Brgy. Limbahan Road, Brgy. Limbahan, Lupon, Davao Oriental	4,820,000.00
34	650	A parcel of residential land with improvement covered by TCT No. T-33905 2/ 5/ 22/ 39/	Sition, Bolicon, Brgy. Turno, Dipolog City, Zamboanga del Norte	1,793,000.00
35	209	A parcel of commercial land covered by TCT No. T-46,171 5/ 22/ 32/	Poblacion, Dinas, Zamboanga del Sur	168,000.00

Item No.	Area (sq.m.)	Property Description	Location	Discounted Indicative Price (Php)
36	3,028	A parcel of residential land with improvements covered by TCT No. 155-2014000014 2/ 5/ 8/ 22/ 69/	Manuang, Brgy. Tubod, Iligan City, Lanao del Norte	6,069,000.00
37	458	A parcel of residential land with improvements covered by TCT No. T-105778 2/ 6/ 22/ 25/ 41/	Forferio Ricardo Street, Poblacion 1, Pigcawayan, Cotabato	1,083,000.00
38	480	A parcel of industrial land covered by TCT No. T-105780 1/ 6/ 22/ 42/	Forferio Ricardo Street, Poblacion 1, Pigcawayan, Cotabato	515,000.00
<p>1/ Vacant 2/ Occupied/With tiller 3/ Unoccupied 4/ With legal case 5/ With Road Right-of-Way (RROW) 6/ No Road-Right-of-Way (RROW) 7/ TCT is not yet registered in the name of LANDBANK 8/ TD is not yet registered in the name of LANDBANK 9/ With encumbrances on the title 10/ With annotation/s on the title 11/ With annotations on the TD 12/ Under Property Management Contract/Caretakership 13/ With Lessee 14/ Open Traverse 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/s per TD vis-a-vis the actual measurement 18/ Occupied by informal settlers 19/ Titles are with annotation of Master Deed of Declaration of Restrictions 20/ With unpaid condominium dues 21/ No registered Homeowners' Association 22/ No legal case per Bank's records 23/ The property is not subject for discount and broker's commission/referrer's fee 24/ No TD on file 25/ The improvement/s is/are undeclared/has no TD 26/ TD/s of the improvement/s is/are not yet registered in the name of LANDBANK 27/ The subdivision is underdeveloped 28/ No CGT, DST, and Transfer Tax payment on file 29/ For Parking Slots, only Unit owners can purchase 30/ The property is untitled 31/ Relocation survey should be conducted to determine the exact location &amp; boundaries of the property 32/ Observed planted with fruit bearing trees 33/ No copy of DAR Clearance / Certificate of No Coverage on file 34/ There is a discrepancy on the stated title number reflecting in the Titles vis-à-vis TDs 35/ There are discrepancies on the boundaries stated in the Titles vis-à-vis Tax Declarations (TDs) 36/ There is a discrepancy on the location of the property stated in the Title vis-à-vis the TD 37/ With LANDBANK security guards posted on site 38/ Should the title/s is/are included among the burnt titles, the buyer shall be responsible for the processing of reconstitution and bear all costs and expenses related thereto 39/ Erected with a structure/s made of light materials 40/ The property has a slim frontage use as access road (3 meters) 41/ The road lot abutting the property was declared in the name of private individual 42/ The property is being utilized as a parking lot 43/ All four (4) parcels of land form part of a compound, access is thru Road Lot 8 which was enclosed by wall 44/ The 108 sq. m. residential building (2-storey) have no tax declarations (TD) 45/ Some lots are severely affected/covered with eroded soil, land appears to be unbuildable as subdivision lot, affected by landslide, improvements are already inhabitable, and development could no longer be economical or feasible due to the rocky condition of the soil 46/ The lots within Block Nos. 36 to 43 are located in the undeveloped portion of Baguio Community Estate (BCE). The land development works were not implemented in the said areas 47/ Per approved Survey Plan the lot and block numbers reflected on TCT No. 016-201100494 is Lot 25, Block 49 48/ The Property is being utilized as transport terminal facility for Public Utility Vehicles and improved with a transport terminal building; eateries/pasalubong stalls made of light materials and being occupied by various tenants; comfort room (unmaintained and incomplete construction); and concrete buildings, construction of which was not completed 49/ With claimants 50/ Per the approved survey plan of the subdivision, it is bounded by the Commonwealth of the Philippines Bureau of Public Works Baguio-Naguilian Road Reservation (IR-364, Lot 8) on the southwest. One has to pass to a private lot 51/ Observed that still minimal number of residents occupy both subdivisions 52/ Half portion of the subdivision's gate or access to Baguio-Naguilian Road was enclosed by a fence. According to the LMBH's Homeowners' Association a certain individual claims that the subdivision's gate or access to Naguilian Road (Quirino Highway) was constructed encroaching his lot 53/ The Road Right-of-Way (RROW) of Baguio-Naguilian Road is 60 meters (30 meters in the center) per verification with the Department of Public Works and Highways- CAR, Baguio City. The lots within the 60 m. reportedly would be affected upon implementation of the proposed road widening of the Baguio-Naguilian Road 54/ The improvements erected on the Properties covered by TCT Nos. 016-2011000529, 016-2011000530, 016-2011000561, 016-2011000562, 016-2011000563, 016-2011000256, 016-2011000564, 016-2011000429, 016-2011000445, and 016-2011000551 are undeclared/have no TDs. 55/ The properties covered by TCT Nos. 016-2011000521, 016-2011000440, 016-2011000441, and 016-2011000442 have declared improvements per TDs but were reportedly not existing. 56/ Observed partly planted with cacao; partly rice land; and partly idle 57/ Observed that the extension of the workers' quarter building and other structures erected on the property was partly demolished and dilapidated 58/ Eight (8) commercial units on ground floor and rooms on third floor were unoccupied, while 3 rooms on second floor was presently occupied, 1 room was utilized as stock room of LBP, and the other 3 rooms were locked 59/ The 77 sq. m. portion of the lot is being utilized as part of a gas station 60/ The exact location of the property could not be pinpointed on the ground due to absence of concrete monuments. Based on the result generated via electronic plotting and the pinpointed location of the lot, the same was partly idle/vacant 61/ The property has legal Road Right-of-Way but the same was not yet found/delineated on the ground 62/ The Property is improved with a three (3) storey (with basement) residential lot building. Construction on the 3rd floor had not been completed 63/ Property is a non-operational poultry business 64/ TCT No. 038-2021000587 bears annotations regarding Adverse Claims and Notice of Lis Pendens 65/ Lot 26-M (145-2016003038) resulted into an error in closure upon electronic plotting 66/ The Property was observed improved with warehouse building 1 with extension, warehouse building 2, mechanical dryer house &amp; extension, office building, motorpool/utility shed, husk bin, solar dryer &amp; CHB fence. Further, machinery/equipment were observed such as the ricemill facility, mechanical dryers (9 tons), mechanical dryers (30 tons), furnaces &amp; truck scale, and generator set. 67/ Machinery/ Equipment were not operational 68/ Unirrigated riceland 69/ There is a discrepancy in the in the lot area stated in the Title vis-à-vis TD 70/ The exact property boundaries could not be ascertained in the absence of distinctive markers such as concrete monuments 71/ The properties are subjected to road widening. However, there is no document relative to the area affected 72/ The residential building 1 is unoccupied and closed. The 2nd floor was observed exposing the protruding wooden columns since it had been worn out and had no wall and roof. Moreover, residential building 2 is occupied 73/ The lot area in the TD was erroneously indicated as "419 sq.m." instead of "719 sq.m."</p>				

The Bank shall accept offers to buy the properties listed above 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 subject properties and 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, investigate 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, kindly contact the following:**

Contact Person	Email Address	Contact Number/s
Mr. Efren M. Patron (Item Nos. 13 - 14, 37 - 38) Mr. Marvin B. Batiancila	EPATRON@landbank.com MBBATICILA@landbank.com	(+63) 917-329-1546 (+63) 9190665856
Ms. Deborah L. Banco (Item Nos. 4 - 5, 21)	DLBANCO@landbank.com	(+63) 929-690-4779
Mr. Jeffrey G. Zafra (Item Nos. 2 - 3, 18 - 20) Ms. Carriza Mae T. Rivera	JZAFRA@landbank.com CTRIVERA@landbank.com	(+63) 949-868-7827 (+63) 908-811-6007
Ms. Margarette R. Zamora (Item Nos. 6 - 10, 22 - 30) Ms. Danalynne S. Dumaliang	MRZAMORA@landbank.com DSDUMALIANG@landbank.com	(+63) 928-267-2842 (+63) 966-331-2018
Mr. Noel S. Tibayan (Item Nos. 11 - 12, 15 - 17, 32 - 36)	NSTIBAYAN@landbank.com	(+63) 917-309-1216
Mr. Jerome S. Valdepeña (Item Nos. 1 & 31) Ms. Evalyn V. Paña	JSVALDEPENA@landbank.com EVPANA@landbank.com	(+63) 915-042-5707 (+63) 969-197-5368

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

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