



LA UNION BRANCH

INVITATION TO SUBMIT OFFER TO PURCHASE

(May 19, 2023)

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested buyers who would like to purchase Pag-IBIG Fund acquired assets through negotiated sale:

PUBLICATION BATCH NO.	AREA/LOCATION OF PROPERTIES	NO. OF AVAILABLE UNITS	PERIOD OF ACCEPTANCE OF OFFERS
28066	PANGASINAN	45	May 19, 2023 to June 02, 2023

GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at www.pagibigfund.gov.ph
- Interested buyers are encouraged to inspect their desired property/ies to purchase prior to submission of offer.
- The properties shall be sold on an **“AS IS, WHERE IS”** basis which means that the buyer accepts whatever the physical status of the property/ies including whether it is occupied or not.
- The **OFFERED PRICE** per property shall not fall below the minimum gross selling price of the property set by the Fund.

Example: If the minimum gross selling price of the property is P600,000.00, the Offered Price to be indicated in the Offer to Purchase shall be “P600,000.00” or higher.

- Purchase of the said properties may be one of the following modes of sale:

a. **GROUP SALE**

- Available to interested buyers employed under the same employer. Their employer shall meet the following requirements prior to submission of offer:
 - Accredited pursuant to the criteria provided in the prevailing guidelines on the Pag-IBIG Fund Employer Accreditation Program;
 - Have a Collection Servicing Agreement (CSA) or will have CSA with the Fund relative to the deduction and remittance of housing amortization.

NOTE: This mode of sale is also available to members of employees’ associations or cooperatives whose employer has a CSA or willing to execute a CSA with the Fund.

- The interested buyers shall submit their individual offer stating their desired property to purchase, offered price and preferred mode of payment (cash, short-term installment or long term installment) to their group’s authorized representative.
- The group’s representative shall batch the offers and accomplish Offer to Purchase (HQP-AAF-213) with attached List of Interested Employees/Members and Properties to be Purchased under Group Sale (HQP-AAF-214).
- The “aggregate Gross Selling Price” of the properties subject of group’s initial offer for the year should be **at least** Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,000	P10,300,000

*Set by Pag-IBIG Fund

**Set by the employee/members of the group

- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

b. BULK SALE

- Available to interested buyers of more than one (1) acquired asset with the aggregate "Gross Selling Price" of at least Ten Million Pesos (P10,000,000.00).

Example:

Desired Properties	Gross Selling Price*	Offered Price**
Property A	P3,000,000	P3,100,000
Property B	P3,000,000	P3,100,000
Property C	P4,000,000	P4,100,000
Total	P10,000,000	P10,300,000

*Set by Pag-IBIG Fund

**Set by the Buyer

- Interested buyers shall accomplish Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213) indicating their preferred mode of payment (cash or short-term installment) together with a List of Properties to be Purchased under Bulk Sale (HQP-AAF-215).
- The Fund shall grant a discount depending on the aggregate gross selling price of the properties as follows:

Gross Selling Price	Discount Rate
P10M to P50M	40%
More than P50M to P100M	42%
More than P100M	45%

- The Offer to Purchase and List shall be sealed in a mailing envelope.

c. RETAIL SALE

- Available to any buyers who are interested to purchase Pag-IBIG Fund acquired assets.
- Interested buyers shall submit their offer indicating their preferred mode of payment (cash or short-term installment) using the form Offer to Purchase (If an individual, HQP-AAF-212; if a juridical entity, HQP-AAF-213).
- The Fund shall grant a discount depending on the chosen mode of payment:

Mode of Payment	Discount
Cash	30%
Short-Term Installment	20%
Long-Term Installment	10%

- If the mode of payment is through long term installment, the buyer shall attach a copy of his/her proof of income to the Offer to Purchase.
- The Offer to Purchase shall be sealed in a mailing envelope.

- The sealed envelope containing the offer shall be dropped in the drop box located at **PAG – IBIG FUND BUILDING, GOVERNMENT CENTER, SEVILLA, SAN FERNANDO CITY, LA UNION.**
- The interested buyer shall be required to register at the frontline counter prior to dropping of sealed offers. A Registration Stub will be issued as proof of registration.
- In case the offer will be dropped by a representative, an Authorization Letter signed by the buyer and photocopy of valid ID of the buyer with contact number shall be presented upon registration. The authorization shall only be limited to the dropping of sealed offer.
- Acceptance of sealed offers shall be from **08:00 AM to 05:00 PM** starting **May 19, 2023** until **June 02, 2023**. No offers shall be accepted after the said cut-off time and date.
- The determination of winning offers shall be on **June 07, 2023, 02:00 PM** at **PAG – IBIG FUND BUILDING, GOVERNMENT CENTER, SEVILLA, SAN FERNANDO CITY, LA UNION.**
- The determination of winning offers shall be monitored by a representative from Commission on Audit (COA). Attendance of the buyer in the venue is only optional.

12. The buyer who has the **HIGHEST OFFERED PRICE** on a specific property shall be considered the winner.
13. In case there are identical offers constituting the highest offer on a specific property, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
14. The result of the negotiated sale shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph on the following week after the scheduled date of determination of winning offers. Buyers are encourage to check the result on the said website.
15. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed received by the buyer. In this regard, the Buyer shall ensure that the contact number and email address indicated on the Offer to Purchase are active. The buyer shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
16. The winning buyer shall be required to pay a **NON-REFUNDABLE RESERVATION FEE OF ONE THOUSAND PESOS (P1,000.00)** (except for Bulk Sale) within five (5) working days from date of receipt of Notice of Award (NOA). If the mode of payment is through cash or short term installment, a downpayment of at least five percent (5%) of the net selling price shall be paid together with the reservation fee.
17. The winning buyers must abide by the terms and conditions of his chosen mode of payment:
 - a. **Cash Payment** – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
 - b. **Short-Term Installment** – the balance on the net selling price shall be paid in equal monthly installments, provided that the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period. For Bulk Sale, the applicable interest rate shall be based on the Fund's Full Risk-Based Pricing Framework for Wholesale Loans.
 - c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
 - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
 - c.2. The amount shall be the buyer's offered price;
 - c.3. The buyer shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from payment of reservation fee:
 - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
 - Equity, if applicable;
 - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
 - c.4. In case the Offered Price, net of downpayment (if any) and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).
 - c.5. Original Borrowers who wish to participate on the negotiated sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
 - c.6. In case the application has been disapproved due to buyer's fault, any downpayment not to exceed 5% of the net selling price and processing fee shall be forfeited in favor of the Fund.
18. The winning buyer shall take possession of the property without seeking assistance from the Fund.
19. If the winning buyer fails or refuses to push through with the purchase of the properties, or fails to comply with the terms and conditions of the sale, he/she shall lose his/her right as the winning buyer and the Fund shall offer the subject property/ies on the next list of properties to be offered for negotiated sale.
20. Interested parties may visit the **ACQUIRED ASSET MANAGEMENT** and contact **MS. JOSEPHINE M. JACINTO, MS. JEAN R. FONTANILLA, MS. SHERA C. BARBA & MR. HARLEY DANNE B. PAGTEY** at tel. no. **(072) 242-1947 or 09196137587(SMART)/09158338928(GLOBE)** You may also email your inquiries for further details at luhbc_aad@pagibigfund.gov.ph.

PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL OFFERS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH OFFER AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.

(SGD) NANETTE GERARDA T. ABILAY
Chairman, Committee on Disposition of
Acquired Assets

PAG-IBIG FUND
LA UNION HOUSING BUSINESS CENTER

LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 28066

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NO.	LOT AREA	FLOOR AREA	MINIMUM GROSS SELLING PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BUYERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum gross selling price, required GMI may change depending on actual Offered Price)	REMARKS
LOT ONLY - PANGASINAN										
1	803019010700185	LOT 2-B BRAS D' OR DEL RIO ANGIO SAN FABIAN PANGASINAN	Lot Only	320732	70.00	0.00	175,000.00	13/04/2022	3,078.59	UNOCCUPIED - TITLE FOR CONSOLIDATION
2	803019010700186	LOT 2-C BRAS D' OR DEL RIO ANGIO SAN FABIAN PANGASINAN	Lot Only	320733	70.00	0.00	175,000.00	13/04/2022	3,078.59	UNOCCUPIED - TITLE FOR CONSOLIDATION
3	803019010700064	LOT 2-D BRAS D' OR DEL RIO ANGIO SAN FABIAN PANGASINAN	Lot Only	320734	70.00	0.00	175,000.00	13/04/2022	3,078.59	UNOCCUPIED - TITLE FOR CONSOLIDATION
4	803019022600039	LOT 01 BLK. 07 BRAS D'OR DEL RIO SUBDIVISION ANGIO SAN FABIAN PANGASINAN	Lot Only	305637	145.00	0.00	362,500.00	13/04/2022	4,366.61	UNOCCUPIED - TITLE FOR CONSOLIDATION
5	803019010700087	LOT 03 BLOCK 07 BRAS D'OR DEL RIO SUBDIVISION ANGIO SAN FABIAN PANGASINAN	Lot Only	305639	72.00	0.00	180,000.00	13/04/2022	3,208.47	UNOCCUPIED - TITLE FOR CONSOLIDATION
6	803019053100004	LOT 875-B BRGY. GUIGUILONGEN MANGALDAN PANGASINAN	Lot Only	TD-37664	1000.00	0.00	1,256,640.00	23/12/2022	22,399.43	UNOCCUPIED - TITLE IN THE NAME OF HDMF *CASH OR SHORT TERM INSTALLMENT ONLY
7	830202002140003	LOT 16 BLOCK 04 PHASE I STA. ISABEL ST. VILLA STA. BARBARA MINIEN STA. BARBARA PANGASINAN	Lot Only	258567	120.00	0.00	378,000.00	20/10/2021	6,737.80	UNOCCUPIED - TITLE IN THE NAME OF HDMF
8	830202209020001	LOT 05 BLK. 02 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76577	123.00	0.00	305,040.00	08/03/2022	5,437.29	UNOCCUPIED - TITLE FOR CONSOLIDATION
9	803019053100017	LOT 17 BLK. 03 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76608	126.00	0.00	312,480.00	08/03/2022	5,569.91	UNOCCUPIED - TITLE FOR CONSOLIDATION
10	830201911040002	LOT 13 BLK. 04 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76623	118.00	0.00	292,640.00	21/07/2022	5,216.27	UNOCCUPIED - TITLE FOR CONSOLIDATION
11	830201903190005	LOT 15 BLK. 04 PLEASANTVILLE HOMES POBLACION UMINGAN PANGASINAN	Lot Only	T-76625	118.00	0.00	292,640.00	08/03/2022	5,216.27	UNOCCUPIED - TITLE FOR CONSOLIDATION
12	830202002140012	LOT 15 BLK. 07 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76708	137.00	0.00	339,760.00	14/11/2021	6,056.17	UNOCCUPIED - TITLE FOR CONSOLIDATION
13	830202110290003	LOT 08 BLK. 08 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76728	135.00	0.00	334,800.00	08/03/2022	5,967.76	UNOCCUPIED - TITLE FOR CONSOLIDATION
14	830202210210001	LOT 16 BLK. 07 PLEASANTVILLE HOMES POBLACION WEST UMINGAN PANGASINAN	Lot Only	76709	137.00	0.00	339,760.00	28/09/2022	6,056.17	UNOCCUPIED - TITLE FOR CONSOLIDATION
15	803019010700146	LOT 33 BLK. 06 ST. SOPHIA HOMES PINMALUDPOD URDANETA CITY PANGASINAN	Lot Only	319998	61.00	0.00	213,500.00	21/04/2022	3,805.61	UNOCCUPIED - TITLE IN THE NAME OF HDMF
16	803019010700187	LOT 06 BLK. 02 RIVIERA HILLS LAOIS LABRADOR PANGASINAN	Lot Only	316153	100.00	0.00	245,000.00	10/08/2022	2,951.23	UNOCCUPIED - TITLE FOR CONSOLIDATION
17	803018091200056	LOT 03 BLK. 03 RIVIERA HILLS LAOIS LABRADOR PANGASINAN	Lot Only	026-2022000076	94.00	0.00	230,300.00	21/06/2022	4,105.06	UNOCCUPIED - TITLE IN THE NAME OF HDMF
18	803018091200047	LOT 07 BLK. 05 RIVIERA HILLS LAOIS LABRADOR PANGASINAN	Lot Only	026-2021005535	132.00	0.00	323,400.00	21/06/2022	5,764.56	UNOCCUPIED - TITLE IN THE NAME OF HDMF
19	803019010700095	LOT 09 BLK. 11 MERCEDES HEIGHTS POGO (SAN ROQUE) ALAMINOS PANGASINAN	Lot Only	027-2022001275	197.00	0.00	1,477,500.00	21/06/2022	26,336.22	OCCUPIED - TITLE IN THE NAME OF HDMF
20	803019010700061	LOT 14 BLK. 11 MERCEDES HEIGHTS POGO (SAN ROQUE) ALAMINOS PANGASINAN	Lot Only	027-2017000031	150.00	0.00	1,125,000.00	21/06/2022	20,052.96	UNOCCUPIED - TITLE IN THE NAME OF HDMF

PAG-IBIG FUND
LA UNION HOUSING BUSINESS CENTER

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21	803019010700096	LOT 06 BLK. 12 MERCEDES HEIGHTS POGO (SAN ROQUE) ALAMINOS PANGASINAN	Lot Only	027-2021001238	179.00	0.00	1,342,500.00	21/06/2022	23,929.87	UNOCCUPIED - TITLE IN THE NAME OF HDMF
22	803019010700063	LOT 11 BLK. 12 MERCEDES HEIGHTS POGO (SAN ROQUE) ALAMINOS PANGASINAN	Lot Only	027-2017000029	150.00	0.00	1,125,000.00	21/06/2022	20,052.96	UNOCCUPIED - TITLE IN THE NAME OF HDMF
23	803019010700234	LOT 05 BLK. 14 MERCEDES HEIGHTS POGO (SAN ROQUE) ALAMINOS CITY PANGASINAN	Lot Only	027-2020000488	138.00	0.00	1,035,000.00	21/06/2022	18,448.72	UNOCCUPIED - TITLE IN THE NAME OF HDMF
TOWN HOUSE - PANGASINAN										
24	830201912090001	LOT 05 BLOCK 01 CITYVIEW HOMES DILAN - PAURIDO URDANETA CITY PANGASINAN	Town House	282805	59.00	84.80	2,231,125.00	25/04/2022	39,769.48	UNOCCUPIED - TITLE FOR CONSOLIDATION
25	830201906270001	LOT 05 BLK. 04 VILLA STO. TOMAS POBLACION WEST STO. TOMAS PANGASINAN	Town House	026-2012003298	60.00	58.00	1,296,900.00	06/05/2022	23,117.05	OCCUPIED - TITLE FOR CONSOLIDATION
26	803018091200097	LOT 29 BLK. 04 VILLA STO. TOMAS POBLACION WEST STO. TOMAS PANGASINAN	Town House	026-2018000383	60.00	55.50	1,214,500.00	10/11/2021	21,648.29	OCCUPIED - TITLE IN THE NAME OF HDMF
ROW HOUSE - PANGASINAN										
27	830202210030001	LOT 15 BLOCK 28 AGL HEIGHTS SUBDIVISION NANCAYASAN URDANETA CITY PANGASINAN	Row House	247068	80.00	43.75	895,700.00	16/05/2022	15,965.72	UNOCCUPIED - TITLE FOR CONSOLIDATION
SINGLE ATTACHED - PANGASINAN										
28	803018091200074	LOT 07 BLK. 06 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310553	99.50	44.16	801,050.00	26/04/2022	14,278.60	OCCUPIED - TITLE FOR CONSOLIDATION
29	803019010700105	LOT 12 BLK. 06 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310515	100.00	44.16	938,100.00	12/01/2022	16,721.50	OCCUPIED - TITLE FOR CONSOLIDATION
30	803018091200076	LOT 20 BLK. 06 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310563	100.00	44.16	879,600.00	23/12/2022	15,678.74	OCCUPIED - TITLE FOR CONSOLIDATION
31	803018091200086	LOT 22 BLK. 08 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310589	60.00	31.00	650,000.00	12/01/2022	11,434.75	OCCUPIED - TITLE FOR CONSOLIDATION
32	830202110290001	LOT 08 BLK. 15 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310760	80.00	50.51	772,400.00	23/12/2021	13,588.00	OCCUPIED - TITLE FOR CONSOLIDATION
33	830202002140011	LOT 06 BLK. 16 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310778	49.50	56.16	1,165,950.00	10/05/2022	24,005.95	OCCUPIED - TITLE FOR CONSOLIDATION (SHOULD BE PURCHASED AS ONE: TO SUBMIT OFFER TO PURCHASE FOR EACH PROPERTY)
34	830202002140006	LOT 07 BLK. 16 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN		310779	49.50		163,350.00	10/05/2022		
35	830202204130002	LOT 08 BLK. 16 JEWELVILLE SUBDIVISION ANOLID MANGALDAN PANGASINAN	Single Attached	310780	49.50	31.00	582,350.00	03/07/2022	10,516.71	OCCUPIED - TITLE FOR CONSOLIDATION
36	803019010700390	LOT 03 BLK. 12 PHASE 1 KALANTAS STREET VILLA POZORRUBIO ALIPANGPANG POZORRUBIO PANGASINAN	Single Attached	026-2020006706	80.00	40.00	814,700.00	28/07/2022	14,521.91	UNOCCUPIED - TITLE IN THE NAME OF HDMF
37	803018091200103	LOT 03 BLOCK 17 DOÑA OLYMPIA SUBDIVISION STO. DOMINGO URDANETA CITY PANGASINAN	Single Attached	308682	72.00	45.00	1,069,500.00	09/12/2021	19,063.68	OCCUPIED - TITLE FOR CONSOLIDATION

PAG-IBIG FUND
LA UNION HOUSING BUSINESS CENTER

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38	830201904240001	LOT 111 POBLACION EAST NATIVIDAD PANGASINAN	Single Attached	028-2021000948	450.00	296.75	4,188,500.00	08/03/2022	74,659.40	UNOCCUPIED - TITLE IN THE NAME OF HDMF
SINGLE DETACHED - PANGASINAN										
39	803019010700368	LOT 5608-A CABATUAN UMINGAN PANGASINAN	Single Detached	028-2021000493	1120.00	193.10	3,626,400.00	21/07/2022	64,640.05	UNOCCUPIED - TITLE IN THE NAME OF HDMF
40	803019053100022	LOT 01 CAMANTILES URDANETA CITY PANGASINAN	Single Detached	026-2017000135	721.00	271.71	5,554,580.00	04/08/2022	94,623.77	OCCUPIED - TITLE IN THE NAME OF HDMF
41	803019010700348	LOT 9086-B MALACAÑANG SAN CARLOS CITY PANGASINAN	Single Detached	030-2019000834	3237.00	194.00	3,311,560.00	05/05/2022	58,256.70	OCCUPIED - TITLE IN THE NAME OF HDMF
42	830201910170004	LOT 7830-I BONUAN BOQUIG DAGUPAN CITY PANGASINAN	Single Detached	029-2022000209	408.00	90.00	1,938,182.40	05/05/2022	34,547.82	UNOCCUPIED - TITLE IN THE NAME OF HDMF
43	803019010700376	LOT 7737-B-2 BONUAN BOQUIG DAGUPAN CITY PANGASINAN	Single Detached	029-2019001319	417.00	117.20	3,107,000.00	27/07/2022	55,381.82	OCCUPIED - TITLE IN THE NAME OF HDMF
44	803019010700335	LOT 6483-D-2 CARANGLAAN DISTRICT DAGUPAN CITY PANGASINAN	Single Detached	029-2019001531	300.00	100.00	2,566,700.00	03/01/2022	45,751.05	OCCUPIED - TITLE IN THE NAME OF HDMF
45	803019010700373	LOT 4-A POBLACION MALASIQUI PANGASINAN	Single Detached	026-2019006753	334.00	115.88	3,575,500.00	22/06/2022	63,732.77	OCCUPIED - TITLE IN THE NAME OF HDMF