

**LIST OF PROPERTIES AVAILABLE FOR  
NEGOTIATED SALE (FORMER UCPB PROPERTIES)  
as of 02 January 2024**



| NO. | LOT AREA (SQ.M.) | PROPERTY DESCRIPTION                                   | TITLE NO.                        | PROPERTY ADDRESS   | INDICATIVE PRICE (PHP)  |
|-----|------------------|--|----------------------------------|--|-------------------------|
| 1   | 7,555.40         | Eight (8) contiguous commercial lots with improvements | 252254 to 252261                 | Along C.M. Recto Avenue, Matapang Bilibid Viejo and Carpena Street, Brgy. 392, Quiapo, Manila                    | <b>1,752,208,000.00</b> |
| 2   | 51               | Residential lot  | 013-2018002298                   | Lot 23-F, No. 165 Unit 1 Acacia St., Fortune Village 6, Brgy. Parada, Valenzuela City                            | <b>4,204,000.00</b>     |
| 3   | 729              | Six (6) contiguous residential lots with improvements  | 001-2020002526 to 001-2020002531 | Lots 61, 10, 62, 12, 11, and 9, of Blk. 5, Park View Ave., Park View Heights, Brgy. Bagumbong, Caloocan City     | <b>27,650,000.00</b>    |
| 4   | 165              | Residential lot with improvement                       | 056-2022001808                   | Along Coral Root Street (Road Lot 20), Ponte Verde de Sto. Tomas Phase 2, Brgy. San Rafael, Sto. Tomas, Batangas | <b>4,065,000.00</b>     |
| 5   | 60               | Residential lot with improvement                       | T-156045                         | Lot 11, Blk.7, Ipil Street, Sampaguita Homes, Ph. 1, Brgy. Sampaguita, Lipa City, Batangas                       | <b>712,000.00</b>       |
| 6   | 60               | Residential lot with improvement                       | 053-2018002720                   | Lot 6, San Antonio Heights, Brgy. San Antonio, San Pascual, Batangas   | <b>1,220,000.00</b>     |
| 7   | 80               | Residential lot  | (T-131576)<br>072-2023001535     | Lot 17, Blk. 10 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>424,000.00</b>       |
| 8   | 80               | Residential lot  | (T-131565)<br>072-2023001536     | Lot 15, Blk. 10 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>424,000.00</b>       |
| 9   | 119              | Residential lot  | (T-131656)<br>072-2023001537     | Lot 15, Blk. 1 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                     | <b>690,000.00</b>       |
| 10  | 100              | Residential lot  | (T-131691)<br>072-2023001538     | Lot 16, Blk. 4 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                     | <b>610,000.00</b>       |
| 11  | 80               | Residential lot  | (T-131705)<br>072-2023001539     | Lot 21, Blk. 18 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>504,000.00</b>       |
| 12  | 60               | Residential lot  | (T-131752)<br>072-2023001540     | Lot 38, Blk. 19 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>378,000.00</b>       |
| 13  | 60               | Residential lot  | (T-131758)<br>072-2023001541     | Lot 45, Blk. 19 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>378,000.00</b>       |
| 14  | 60               | Residential lot  | (T-131763)<br>072-2023001542     | Lot 50, Blk. 19 Golden Homes Subdivision, Barangay Sabang Lipa City, Batangas                                    | <b>378,000.00</b>       |
| 15  | 403              | Residential lot  | 158678                           | Lot 24, Blk. 1, Belmont St., The Verandas at Saroga Hills, Tagaytay Midlands, Suplang Tanauan City, Batangas     | <b>7,415,000.00</b>     |
| 16  | 848              | Residential lot  | 052-2018002509                   | Lot 75, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>5,342,000.00</b>     |
| 17  | 119              | Residential lot  | 052-2018002510                   | Lot 76, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>857,000.00</b>       |
| 18  | 149              | Residential lot  | 052-2018002511                   | Lot 77, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>1,073,000.00</b>     |
| 19  | 193              | Residential lot  | 052-2018002512                   | Lot 79, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>1,390,000.00</b>     |
| 20  | 161              | Residential lot  | 052-2018002513                   | Lot 78, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>1,224,000.00</b>     |
| 21  | 173              | Residential lot  | 052-2018002514                   | Lot 80, Blk. 13 GC Berberabe Subdivision, Barangay Pallocan, Batangas City                                       | <b>1,246,000.00</b>     |
| 22  | 640.67           | Two (2) parcels of commercial lots                     | 65702 & 65703                    | Peñaranda Extension, Brgy. Peñaranda Iraya, Legazpi City   | <b>14,633,000.00</b>    |
| 23  | 3,928            | Residential lot  | 27776                            | Within Brgy. Homapon, Legazpi City   | <b>4,714,000.00</b>     |
| 24  | 575              | Two (2) agricultural lots                              | 085-2023000134 & 085-2023000136  | Lot 8225 & 8224 within Barangay Taysan, Legazpi City, Albay  | <b>2,481,000.00</b>     |
| 25  | 364              | Residential lot with improvement                       | 083-2013000007                   | Lot 3002-E-1, Along Barangay Road (to Cambulaga), Brgy. Tugos, City of Sorsogon                                  | <b>2,539,000.00</b>     |
| 26  | 12,545           | Commercial lot with improvement                        | 062-2019000045                   | Airport Road, Brgy. 9, Mamburao, Occidental Mindoro  | <b>56,945,000.00</b>    |
| 27  | 45.5             | Residential lot with improvement                       | 064-2018000085                   | Lot 44, Blk. 33, Molave Village, Neo Calapan Homes, Brgy. Sto. Niño, Calapan City, Oriental Mindoro              | <b>1,144,000.00</b>     |

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| 28  | 35               | Residential lot with improvement           | 064-2018000301                  | Lot 47, Blk. 18, Road Lot 18, Acacia Village, Neo-Calapan Subd., Brgy. Bulusan, Calapan City, Oriental Mindoro    | 775,000.00             |
| 29  | 100              | Residential lot with improvement           | 064-2019005126                  | Lot 527-C-9-D-1, LCA Beaumont Ville, Brgy. Sapul, Calapan City, Oriental Mindoro                                  | 1,642,000.00           |
| 30  | 1,243            | Residential lot with improvement           | 064-2019005116                  | Lot 1148-B along Mabini Road, Brgy. San Agustin II, Naujan, Oriental Mindoro                                      | 1,002,000.00           |
| 31  | 575              | Two (2) residential lots with improvement  | 064-2018004528 & 064-2018004529 | Lots 27-J and 27-N, J. Luna St., Poblacion I, Victoria, Oriental Mindoro  | 2,554,000.00           |
| 32  | 120              | Residential lot                            | 080-2010000769                  | Lot No. 1, Blk. 1 Villa Sagrada Subd., Brgy. Segrada, Baa, Camarines Sur  | 360,000.00             |
| 33  | 149              | Residential lot                            | 080-2010000770                  | Lot No. 16, Blk. 1 Villa Sagrada Subd., Brgy. Segrada, Baa, Camarines Sur   | 447,000.00             |
| 34  | 300              | Two (2) residential lots with improvements | 079-2015000143 & 079-2015000144 | Lot 14 & 16, Blk. 5, Holiday Homes Subd., Brgy. Lag-on Daet, Camarines Norte                                      | 3,836,000.00           |
| 35  | 120              | Residential lot with improvement           | 079-2017001953                  | Lot 18, Blk. 2, Alpine Greenery Homes, Brgy. Magang, Daet, Camarines Norte  | 1,183,000.00           |
| 36  | 212              | Residential lot with improvement           | 086-2014002662                  | Lot 1, Block 2, San Francisco Village 1, Brgy. Pacol, Naga City   | 3,164,000.00           |
| 37  | 132              | Residential lot with improvement           | 110-2019002591                  | Lot 3 along Paseo Michael, Sta. Monica Homes Subd., Brgy. Babag, Lapu-Lapu City, Cebu                             | 3,126,000.00           |
| 38  | 297              | Residential lot with improvement           | 102-2019004333                  | Lot 2556-A-3-A-4, Zone 4, Brgy. Biasong, Talisay City, Cebu   | 3,107,000.00           |
| 39  | 163              | Residential lot with improvement           | 102-2014001375                  | Lot 7 Mortejo Compound, Cansojong, Talisay City, Cebu   | 1,957,000.00           |
| 40  | 387              | Residential lot with improvement           | 102-2013004981                  | Lot 5-A, Sta. Theresa Village II, Brgy. San Isidro, Talisay City, Cebu  | 6,545,000.00           |
| 41  | 265              | Residential lot                            | 102-2016006448                  | Lot 3, Blk. 6 along Paseo Roberto St. Phase 3, Corona Del Mar Subd., Pooc, Talisay City, Cebu                     | 3,710,000.00           |
| 42  | 263              | Residential lot with improvement           | 107-2019001452                  | within Tisa Hills Village, Tisa, Cebu City  | 7,398,000.00           |
| 43  | 60               | Residential lot with improvement           | 092-2019006561                  | Lot 8, Blk 30, Province Negros Subd., Phase 1, Brgy. Estefania, Bacolod City, Negros Occidental                   | 440,000.00             |
| 44  | 60               | Residential lot with improvement           | 092-2015002198                  | Lot 19, Blk. 20, Province of Negros Subd., Estefania, Bacolod City  | 411,000.00             |
| 45  | 113              | Residential lot with improvement           | 091-2019005134                  | Lot 4, Blk. 13, Bandong Subd., Brgy. 7, Victorias City, Negros Occidental   | 1,263,000.00           |
| 46  | 124              | Residential lot with improvement           | 090-2019001963                  | Lot 16, Blk. 45, Providence-Iloilo Village 2, Brgy. Balabag, Pavia, Iloilo  | 1,433,000.00           |
| 47  | 118              | Residential lot with improvement           | 095-2016000198                  | Garcia Royal Residences, Brgy. Sta Cruz, Arevalo, Iloilo City   | 2,130,000.00           |
| 48  | 78               | Residential lot with improvement           | 005-2021001217                  | Along Sto. Niño St., Gatchalian Subd., Phase 2, Brgy. Manuyo 2, Las Piñas City                                    | 3,284,000.00           |
| 49  | 71               | Residential lot with improvement           | 005-2019003524                  | Lot 3, Blk. 1, Rhonaville Townhomes, Brgy. Zapote, Las Piñas City   | 4,072,000.00           |
| 50  | 204              | Residential lot with improvement           | 163-2021000185                  | Lot No. 8-B Therese St., Peñafrancia Subd., Brgy. Mayamot, Antipolo City, Rizal                                   | 3,327,000.00           |
| 51  | 190              | Residential lot with improvement           | 068-2019001323                  | Lot 2, Blk 5, Along A. Rodriguez Avenue, Summer Green Executive Village, Phase I, Brgy. San Andres, Cainta, Rizal | 6,103,000.00           |
| 52  | 102              | Residential lot with improvement           | 057-2018020070                  | Lot 1, Blk. 11, Villa Monteverde, Mulawin, Tanza, Cavite  | 1,352,000.00           |

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| 53  | 125              | Residential lot with improvement | 057-2018024140 | Lot 1-B, Along Atis Street, Glowing Fields, Subd., Brgy. Sahud Ulan, Tanza, Cavite                                  | 4,281,000.00           |
| 54  | 73               | Residential lot with improvement | 057-2011034320 | Lot 8, Blk 17, Wylie St., Pacific Ace Village, Brgy Amaya 5, Tanza, Cavite  | 1,086,000.00           |
| 55  | 144              | Residential lot with improvement | 057-2019034665 | Lot 50 Blk C-2-1, Manga St., Poblacion 4, GMA, Cavite   | 2,263,000.00           |
| 56  | 230              | Residential lot with improvement | 057-2018000027 | Lot No. 268-G-7 Sarreal Subdivision, Bayan Luma, Imus City, Cavite  | 4,908,000.00           |
| 57  | 130.40           | Residential lot with improvement | 057-2018040709 | 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           |
| 58  | 196              | Residential lot with improvement | 057-2017030878 | Lot 7, Blk 4, Araneta St., Bahayang Pag-Asa Subd, Phase 12-C, Pasong Buaya 2, Imus City, Cavite                     | 8,565,000.00           |
| 59  | 60               | Residential lot with improvement | 057-2017030871 | Lot 78, Blk. 20, Gagalangin St., Villa Hermosa, Brgy. Buhay na Tubig (Tanzang Luma), Imus City, Cavite              | 1,984,000.00           |
| 60  | 118              | Residential lot with improvement | 057-2019030963 | Lot 5, Blk. 14, China St., Camella Barcelona Phase 4, Tanzang Luma, Imus, Cavite                                    | 2,509,000.00           |
| 61  | 225              | Residential lot with improvement | 057-2020000842 | Lot 5, Blk. 1, Ilang Ilang St., Plaridel Subd., Phase 3, Bayan Luma 7, Imus City, Cavite                            | 3,608,000.00           |
| 62  | 119              | Residential lot with improvement | 057-2021013713 | Lot 54, Blk. 1, Campbell St., Lancaster Village 2 (West), Alapan, Imus City, Cavite                                 | 2,107,000.00           |
| 63  | 229              | Residential lot with improvement | 057-2022072813 | Lot 585-B-3, Eugenio Villanueva Ave., Brgy. Toclong 2, Imus City, Cavite  | 2,411,000.00           |
| 64  | 143              | Residential lot with improvement | 057-2017043267 | Lot No. 25 Blk No. 27 Rosso St., Robinson's Vineyard Phase 2, San Agustin 1, Dasmariñas, Cavite                     | 2,730,000.00           |
| 65  | 50               | Residential lot with improvement | 057-2018026886 | Lot 31, Blk. 9, Queen St., Regency Executive Townhomes, Brgy. Sampaloc 2, Dasmariñas City, Cavite                   | 824,000.00             |
| 66  | 75               | Residential lot with improvement | 077-2021004051 | Along Yakal St., St. Joseph Subd., Inocencio, Trece Martires City, Cavite   | 2,179,000.00           |
| 67  | 35               | Residential lot with improvement | 057-2017012491 | Along Road Lot 5, Sunny Brooke 1 Sec. 1, San Francisco, General Trias, Cavite                                       | 1,064,000.00           |
| 68  | 65               | Residential lot with improvement | 057-2014069318 | Lot 22, Block 2, Along 20th St., Kensington, Phase 2, Brgy. Navarro, General Trias City, Cavite                     | 1,425,000.00           |
| 69  | 114              | Residential lot with improvement | 057-2019003927 | Lot 15, Blk. 37, Road Lot 3, Tierra Nevada El Pueblo, Phase 2, Brgy. San Francisco, General Trias City, Cavite      | 2,087,000.00           |
| 70  | 50               | Residential lot with improvement | 057-2016019263 | Lot 17, Blk. 6, Road Lot 9, Kensington Ph. 12 Subdivision, Brgy. Navarro, General Trias City, Cavite                | 1,189,000.00           |
| 71  | 2,334            | Residential lot                  | 076-2012002856 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 23,440,000.00          |
| 72  | 2,416            | Residential lot                  | 076-2012002857 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 23,435,000.00          |
| 73  | 2,282            | Residential lot                  | 076-2012002858 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 22,820,000.00          |
| 74  | 2,098            | Residential lot                  | 076-2012002859 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 20,980,000.00          |
| 75  | 1,623            | Residential lot                  | 076-2012002860 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 16,230,000.00          |
| 76  | 1,507            | Residential lot                  | 076-2012002861 | Tagaytay-Sta. Rosa Road., Brgy. San Francisco, Tagaytay City, Cavite  | 14,618,000.00          |
| 77  | 1,000            | Residential lot with improvement | 076-2017000439 | Lot 4-B-2-A, Along an unnamed Street, Brgy. Biluso, Silang, Cavite  | 5,100,000.00           |

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| 78  | 430              | Residential lot   | (T-76812)<br>076-2023000515      | Lot 1, Blk 13 Corner of Aspen & Aspen St., Ridgewood Heights Subd., Brgy. Upli, Alfonso, Cavite      | <b>6,020,000.00</b>    |
| 79  | 860              | Residential lot with improvement                                  | 076-2021002557                   | Lot 7225-B along L. Salazar Street, Brgy. Bucal, Mendez, Cavite                                      | <b>6,311,000.00</b>    |
| 80  | 1,356            | Four (4) parcels of contiguous residential lots with improvements | 076-2021003163 to 076-2021003166 | Lot 2 Along L. Salazar St. and Lots 3, 4 & 5 Unnamed Road, Bucal, Mendez, Cavite                     | <b>17,381,000.00</b>   |
| 81  | 110              | Residential lot with improvement                                  | 057-2019042284                   | Lot 2, Block 5, Cocoplum St., Canyon Ranch Phase III-A, Brgy. Lantic, Carmona, Cavite                | <b>5,230,000.00</b>    |
| 82  | 75               | Residential lot with improvement                                  | 167-2018002488                   | Lot 3, Blk. 2, Brgy. Panapaan, Aguinaldo Highway, Bacoor City, Cavite                                | <b>6,457,000.00</b>    |
| 83  | 55               | Residential lot with improvement                                  | 167-2018002489                   | Lot 7, Blk. 3, Brgy. Panapaan, Aguinaldo Highway, Bacoor City, Cavite                                | <b>7,174,000.00</b>    |
| 84  | 88               | Residential lot with improvement                                  | 167-2018002492                   | Lot 5, Blk. 5, Brgy. Panapaan, Aguinaldo Highway, Bacoor City, Cavite                                | <b>6,457,000.00</b>    |
| 85  | 206              | Residential lot with improvement                                  | (057-2011021800) 167-2016003778  | Lot 2-B Looban Road, Brgy. Aniban, Bacoor City, Cavite   | <b>3,191,000.00</b>    |
| 86  | 111              | Residential lot   | 060-2018018061                   | Lot 41, Blk. 1, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>1,499,000.00</b>    |
| 87  | 253              | Residential lot   | 060-2018018062                   | Lot 43, Blk. 1, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>3,239,000.00</b>    |
| 88  | 110              | Residential lot   | 060-2018018063                   | Lot 5, Blk. 2, Fortezza Subdivision Phase 2, Cabuyao, Laguna   | <b>1,485,000.00</b>    |
| 89  | 89               | Residential lot   | 060-2018018058                   | Lot 36, Blk. 3, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>1,149,000.00</b>    |
| 90  | 110              | Residential lot   | 060-2018018065                   | Lot 34, Blk. 5, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>1,485,000.00</b>    |
| 91  | 212              | Residential lot   | 060-2018018066                   | Lot 36, Blk. 5, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>2,375,000.00</b>    |
| 92  | 88               | Residential lot   | 060-2018018059                   | Lot 6, Blk. 10, Fortezza Subdivision Phase 2, Cabuyao, Laguna  | <b>1,136,000.00</b>    |
| 93  | 166              | Residential lot   | 060-2018018068                   | Lot 1, Blk. 5-A, Fortezza Subdivision Phase 2, Cabuyao, Laguna                                       | <b>2,026,000.00</b>    |
| 94  | 226              | Residential lot   | T-487581                         | Lot 8, Block 20, Southville Town and Country Homes, Phase 7, Brgy. Langkiwa, Biñan, Laguna           | <b>956,000.00</b>      |
| 95  | 116              | Residential lot   | T-487592                         | Lot 8, Block 24, Southville Town and Country Homes, Phase 7, Brgy. Loma, Biñan, Laguna               | <b>491,000.00</b>      |
| 96  | 120              | Residential lot   | T-487617                         | Lot 2 Block 33 Southville Town and Country Homes Phase 7, Brgy. Loma, Biñan, Laguna                  | <b>508,000.00</b>      |
| 97  | 32,705           | Agricultural land   | T-437501                         | Along National Road, Ibabang Palsabangon, Pagbilao, Quezon   | <b>8,831,000.00</b>    |
| 98  | 53,571           | Two (2) parcels of agricultural land                              | T-437499 & T-437571              | Along Provincial Road, Binahaan, Pagbilao, Quezon  | <b>10,715,000.00</b>   |
| 99  | 25,690           | Two (2) parcels of agricultural land                              | T-437570 & T-437495              | Beside Binahaan River, Binahaan, Pagbilao, Quezon  | <b>2,826,000.00</b>    |
| 100 | 9,457            | Agricultural land   | T-437498                         | Beside Binahaan River, Binahaan, Pagbilao, Quezon  | <b>1,041,000.00</b>    |
| 101 | 142              | Residential lot with improvement                                  | 066-2018003712                   | Lot 1, Blk 8, Graceland Heights Subd., Brgy. Progreso, Gumaca, Quezon                                | <b>4,357,000.00</b>    |
| 102 | 223              | Residential lot with improvement                                  | 010-2018003481                   | Lot 16, Blk. 3, No. 32 Buenviaje St., San Antonio, Valley 3 Subd., Brgy. San Antonio, Parañaque City | <b>6,052,000.00</b>    |
| 103 | 98.50            | Residential lot with improvement                                  | 010-2021002194                   | Lot 9, Blk 2, Residencia Nora Luisa, San Antonio Valley 8, Parañaque City                            | <b>3,108,000.00</b>    |
| 104 | 100              | Residential lot with improvement                                  | 010-2021000073                   | Lot 2-E-2-D, Holy Family Compound, San Dionisio, Parañaque City                                      | <b>4,529,000.00</b>    |

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| 105 | 173              | Residential lot with improvement                       | 014-2021000285                                  | Lot 16, Blk 1, Cordillera St., Country Homes Alabang, Brgy. Pututan, Muntinlupa City  | 4,332,000.00           |
| 106 | 48               | Residential lot with improvement                       | 004-2019014253                                  | Lot 1, Thereaster Townhomes, Katipunan Ave. California Village, San Bartolome, Quezon City  | 3,646,000.00           |
| 107 | 200              | Two (2) contiguous residential lots with improvement   | 004-2015006834 & 004-2015006835                 | Lot Nos. 20 & 22 of Blk. 4, Rolling Meadows Subdivision, Phase 2, Brgy. Sauyo, Quezon City  | 9,432,000.00           |
| 108 | 65.50            | Residential lot with improvement                       | 004-2016001298                                  | Lot 21-J, Blk. 1, Unit J Modern Dwellings, Don Matias Street, Don Antonio Heights, Brgy. Holy Spirit, Quezon City   | 5,571,000.00           |
| 109 | 101              | Residential lot with improvement                       | 004-2021003927                                  | Lot 1-B along Don Omero St., Don Antonio Heights, Brgy. Holy Spirit, Quezon City  | 8,255,000.00           |
| 110 | 120              | Two (2) contiguous residential lots with improvement   | 164-2018001007 & 164-2018001008                 | Lots 11-A & B, Blk. 6, Summerlyn Townhouse, Morning Sun Subd. Brgy. Hagonoy, Taguig City  | 8,296,000.00           |
| 111 | 140              | Residential lot with improvement                       | 040-2019021716                                  | Lot 2, Blk. 8, Ayukit Subdivision, Biñang II, Bocaue Bulacan  | 3,691,000.00           |
| 112 | 177              | Three (3) contiguous residential lots with improvement | 040-2020006729, 040-2020006730 & 040-2020006731 | Lot Nos. 10, 11 & 12 of Blk. 5 corner lot along unnamed Street (Road Lot 3 & 6), Bayanihan Subd., Brgy. Caingin, Bocaue, Bulacan  | 3,554,000.00           |
| 113 | 150              | Residential lot with improvement                       | 040-2019030813                                  | Along Road Lot 3, Town and Country, North Executive Village, Phase 2, Brgy. Abangan Norte, Marilao, Bulacan   | 2,081,000.00           |
| 114 | 168              | Residential lot with improvement                       | 040-2021002377                                  | Lot 20, Blk. 727 corner of Main Road and Espinili Sts., Metrogate Meycauayan II, Phase 4-A, Brgy. Loma de Gato, Marilao, Bulacan  | 6,385,000.00           |
| 115 | 182              | Two (2) contiguous residential lots with improvement   | 040-2018019713 & 040-2018019714                 | Lot Nos. 10 & 15 of Blk. 15 Crestview Street, Florida Villas, Brgy. Loma de Gato, Marilao Bulacan   | 3,114,000.00           |
| 116 | 587              | Residential lot with improvement                       | 040-2020018983                                  | Lot 10, Blk. 31, Ipil-ipil St., Town & Country North Executive Village, Phase 1-A, Brgy. Abangan Norte, Marilao, Bulacan  | 14,693,000.00          |
| 117 | 204              | Residential lot with improvement                       | 039-2021002662 & 039-2021002663                 | Lot Nos. 9 & 11 of Blk. 43 along road Lot 45 Estaka St. La Residencia Subd. Phase 2, Brgy. Balite, Calumpit, Bulacan  | 4,006,000.00           |
| 118 | 167              | Residential lot with improvement                       | 039-2023004994                                  | Lot 29, Blk. 1-C along unnamed road 1-C (Azalea Avenue) within Northfields Rosewood Village, Brgy. Buguion, Calumpit, Bulacan   | 3,182,000.00           |
| 119 | 154              | Residential lot with improvement                       | 039-2021002660                                  | Lot 2, Blk. 69 corner of Hilton & Howard Sts. Dreamcrest Subd. Phase 5, Brgy. Longos, City of Malolos, Bulacan  | 3,934,000.00           |
| 120 | 46               | Residential lot with improvement                       | 040-2018000633                                  | Lot 36, Blk. 4 along Hornbill St., Meyland Homes, Phase 2, Brgy. Lawa, Meycauayan, Bulacan  | 988,000.00             |
| 121 | 50               | Residential lot with improvement                       | 040-2023003243                                  | Lot 5456-C, Bo. Banga (now Tugatog), Meycauayan, Bulacan  | 2,873,000.00           |
| 122 | 510              | Residential lot with improvement                       | 039-2019016281                                  | Lot 5-B-5 along unnamed road from Ilang-Ilang Street, Brgy. Ilang-Ilang, Guiguinto, Bulacan   | 1,915,000.00           |
| 123 | 128              | Residential lot  | 038-2018007164                                  | Lot 3 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan   | 640,000.00             |
| 124 | 128              | Residential lot with improvement                       | 038-2018007165                                  | Lot 5 Blk. 3 Shappire St. Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan   | 1,701,000.00           |
| 125 | 110              | Residential lot  | 038-2018010770                                  | Lot 7 Blk. 2 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan  | 550,000.00             |
| 126 | 110              | Residential lot with improvement                       | 038-2018010771                                  | Lot 8 Blk. 12 Topaz St. Emerald Coast Executive Village, Duale, Limay, Bataan   | 1,018,000.00           |
| 127 | 258              | Residential lot with improvement                       | 038-2018010772 & 038-2018010773                 | Lot 10 & 8 of Blk. 9 along main road of Emerald Coast Executive Village, Brgy. Duale, Limay, Bataan   | 2,059,000.00           |
| 128 | 491              | Residential lot with improvement                       | 042-2019016998 & 042-2019016999                 | Lot Nos. 827-H & 827-G, Paligui Road, San Pedro, Brgy. Paligui, Apalit, Pampanga  | 16,036,000.00          |
| 129 | 332              | Two (2) contiguous residential lots                    | 042-2016015377 & 042-2016015378                 | Lot Nos. 1 & 2 of Blk. 5 along corners of Saint John St., Saint Francis St., and Saint Catherine St., Villa Barcelona, Phase 3 Subd. Calulut, City of San Fernando Pampanga | 3,356,000.00           |

**LIST OF PROPERTIES AVAILABLE FOR  
NEGOTIATED SALE (FORMER UCPB PROPERTIES)  
as of 02 January 2024**



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| NO. | LOT AREA (SQ.M.) | PROPERTY DESCRIPTION                                   | TITLE NO.                        | PROPERTY ADDRESS   | INDICATIVE PRICE (PHP) |
|-----|------------------|--|----------------------------------|--|------------------------|
| 130 | 5,646            | Three (3) agricultural lots with improvements          | 041-2019000559 to 041-2019000561 | Lot Nos. 1-A, 1-B-1 & 1-B-2-A along Santiago Boulevard, Mapangpang, San Leonardo Nueva Ecija   | 12,986,000.00          |
| 131 | 521              | Two (2) contiguous residential lots with improvements  | 043-2020005794 & 043-2020005795  | 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          |
| 132 | 1,200            | Four (4) contiguous residential lots with improvements | 043-2022014639 to 043-2022014642 | Lot Nos. 4, 5, 25 & 26 of Blk. 19 along the north-west side of concrete paved Street Lot 20 and along the south-east side of earth-paved Street, Lot 21, St. Jude Village, Brgy. Alfonso (formerly Brgy. Santiago), Concepcion, Tarlac | 9,346,000.00           |
| 133 | 123              | Residential lot with improvement                       | 044-2020000711                   | Lot 3714-B, Chateau De Taltal, Taltal, Masinloc, Zambales  | 2,793,000.00           |
| 134 | 707              | Commercial lot   | T-41511                          | Lot 1 along Jose Lim St., Poblacion 5, Cotabato City, Maguindanao  | 14,564,000.00          |
| 135 | 175              | Residential lot with improvement                       | 162-2019000642                   | Lot 13, Blk. 7, Canlanipa Homes, Brgy. Canlanipa, Surigao City   | 1,562,000.00           |
| 136 | 369              | Two (2) contiguous residential lots with improvements  | 162-2019000744 & 162-2019000746  | Lot Nos. 9 & 10 of Blk. 24 along Rolando Sering St., Brgy. San Juan, Surigao City  | 5,400,000.00           |
| 137 | 383              | Two (2) contiguous residential lots with improvements  | 162-2019000747 & 162-2019000745  | Lot Nos. 17 & 18 of Blk. 24 along earth paved unnamed Barangay Road, Brgy. San Juan, Surigao City  | 7,278,000.00           |
| 138 | 177              | Residential lot  | 162-2019000748                   | Lot 18, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 443,000.00             |
| 139 | 192              | Residential lot  | 162-2019000749                   | Lot 7, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City  | 457,000.00             |
| 140 | 188              | Residential lot  | 162-2019000750                   | Lot 20, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 470,000.00             |
| 141 | 182              | Residential lot  | 162-2019000751                   | Lot 21, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 455,000.00             |
| 142 | 182              | Residential lot  | 162-2019000752                   | Lot 19, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 455,000.00             |
| 143 | 187              | Residential lot  | 162-2019000753                   | Lot 6, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City  | 445,000.00             |
| 144 | 171              | Residential lot  | 162-2019000754                   | Lot 11, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 407,000.00             |
| 145 | 181              | Residential lot  | 162-2019000755                   | Lot 9, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City  | 431,000.00             |
| 146 | 176              | Residential lot  | 162-2019000756                   | Lot 10, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 419,000.00             |
| 147 | 224              | Residential lot  | 162-2019000757                   | Lot 13, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 600,000.00             |
| 148 | 186              | Residential lot  | 162-2019000758                   | Lot 8, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City  | 443,000.00             |
| 149 | 167              | Residential lot  | 162-2019000759                   | Lot 16, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 418,000.00             |
| 150 | 172              | Residential lot  | 162-2019000760                   | Lot 17, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 430,000.00             |
| 151 | 166              | Residential lot  | 162-2019000763                   | Lot 12, Blk. 2 along unnamed concrete paved road in Phase 2, P-12, Navaica, Brgy. Sabang, Surigao City   | 395,000.00             |
| 152 | 510              | Residential lot  | T-80432                          | Lot 1 within Barangay Bagontaas, Valencia City, Bukidnon   | 1,362,000.00           |

# LIST OF PROPERTIES AVAILABLE FOR NEGOTIATED SALE (FORMER UCPB PROPERTIES) as of 02 January 2024



| NO. | LOT AREA (SQ.M.) | PROPERTY DESCRIPTION                          | TITLE NO.                            | PROPERTY ADDRESS   | INDICATIVE PRICE (PHP) |
|-----|------------------|---|--------------------------------------|--|------------------------|
| 153 | 510              | Residential lot                               | T-80433                              | Lot 2 within Barangay Bagontaas, Valencia City, Bukidnon   | 1,362,000.00           |
| 154 | 505              | Residential lot                               | T-80434                              | Lot 3 within Barangay Bagontaas, Valencia City, Bukidnon   | 1,424,000.00           |
| 155 | 536              | Residential lot                               | T-80435                              | Lot 10 within Barangay Bagontaas, Valencia City, Bukidnon  | 1,512,000.00           |
| 156 | 795              | Residential lot                               | T-80436                              | Lot 11 within Barangay Bagontaas, Valencia City, Bukidnon  | 2,242,000.00           |
| 157 | 553              | Residential lot                               | T-80437                              | Lot 12 within Barangay Bagontaas, Valencia City, Bukidnon  | 1,559,000.00           |
| 158 | 562              | Residential lot                               | T-80438                              | Lot 21 within Barangay Bagontaas, Valencia City, Bukidnon  | 1,501,000.00           |
| 159 | 800              | Residential lot                               | T-80439                              | Lot 22 within Barangay Bagontaas, Valencia City, Bukidnon  | 2,136,000.00           |
| 160 | 834              | Residential lot                               | T-80440                              | Lot 23 within Barangay Bagontaas, Valencia City, Bukidnon  | 2,352,000.00           |
| 161 | 516              | Residential lot                               | T-80441                              | Lot 24 within Barangay Bagontaas, Valencia City, Bukidnon  | 1,378,000.00           |
| 162 | 867              | Residential lot                               | T-80442                              | Lot 27 within Barangay Bagontaas, Valencia City, Bukidnon  | 2,315,000.00           |
| 163 | 97.58            | Residential lot                               | T-310261                             | Lot 5, Blk. 20 along unnamed road, Cabantian Country Homes, Brgy. Cabantian Buhangin District, Davao City          | 781,000.00             |
| 164 | 97.57            | Residential lot                               | T-310284                             | Lot 9, Blk. 26 along Camia Street, Cabantian Country Homes, Brgy. Cabantian Buhangin District, Davao City          | 781,000.00             |
| 165 | 97.57            | Residential lot                               | T-310342                             | Lot 32, Blk. 31 along Rosal Street, Cabantian Country Homes, Brgy. Cabantian Buhangin District, Davao City         | 781,000.00             |
| 166 | 1,176            | Twelve (12) parcels of residential lots       | T-95551 to T-95562                   | Lot Nos. 5 to 13 and 15 to 17 of Block 4 within Sarangani Country Homes, Brgy. Tambler, General Santos City        | 2,940,000.00           |
| 167 | 1,959            | Twenty-three (23) parcels of residential lots | T-95566 to T-95588                   | Lot Nos. 2, 9 and 12 to 32 of Block 10 within Sarangani Country Homes, Brgy. Tambler, General Santos City          | 5,235,000.00           |
| 168 | 1,195            | Fourteen (14) parcels of residential lots     | T-95589 to T-95602                   | Lot Nos. 7 to 20 of Block 12 within Sarangani Country Homes, Brgy. Tambler, General Santos City                    | 3,015,000.00           |
| 169 | 367              | Two (2) parcels of residential lots           | T-95617 & T-95618                    | Lot Nos. 17 & 18 of Block 13 within Sarangani Country Homes, Brgy. Tambler, General Santos City                    | 955,000.00             |
| 170 | 1,542            | Seventeen (17) parcels of residential lots    | T-95619 to T-95635                   | Lot Nos. 1, 2 and 4 to 18 of Block 14 within Sarangani Country Homes, Brgy. Tambler, General Santos City           | 3,910,000.00           |
| 171 | 766              | Nine (9) parcels of residential lots          | T-95636 to T-95643 & T-95659         | Lot Nos. 1 to 9 of Block 15 within Sarangani Country Homes, Brgy. Tambler, General Santos City                     | 1,931,000.00           |
| 172 | 891              | Eleven (11) parcels of residential lots       | T-95644, T-95645, T-95650 to T-95658 | Lot Nos. 3, 5, 13, 15 to 20, 22, 23 of Block 16 within Sarangani Country Homes, Brgy. Tambler, General Santos City | 2,233,000.00           |

## TERMS ON ACQUIRING FORECLOSED PROPERTIES:

- Submission of a valid offer is on a "First Come First Serve" basis. However, if two or more offers are received for the same Property within a banking day from 8am to 5pm, a Best and Final Offer (BFO) will be conducted.
- Disposal is on "As Is Where Is" basis with regards to the physical condition of the Property and legal status of the title/s and tax declaration/s (e.g. ejectment of squatters and/or illegal occupants as well as all costs necessary to possess the Property shall be the sole responsibility of the Buyer). Hence, prospective Buyers are encouraged to conduct due diligence prior to the submission of the offer.
- For an offer to be valid, the Buyer shall accomplish the Negotiated Sale Offer Form and pay at least 10% of the Offered Price (in cash or check) and submit the documents in the attached checklist of requirements.

### Modes of payment:

- Cash Basis – remaining balance payable up to 60 days from date of approval of offer without interest

# LIST OF PROPERTIES AVAILABLE FOR NEGOTIATED SALE (FORMER UCPB PROPERTIES) as of 02 January 2024



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## TERMS ON ACQUIRING FORECLOSED PROPERTIES (Continuation):

b. Installment Sale - remaining balance payable from one (1) year to maximum of ten (10) years subject to fixed interest rates whereas the first amortization shall start on the 2nd or 17th of the month following the approval of offer or payment of additional down, if any

- 1 yr 8.5% fixed int rate p.a.
- 2 yrs 9% fixed int rate p.a.
- 3 yrs 9.5% fixed int rate p.a.
- 4 yrs 10% fixed int rate p.a.
- 5 yrs 10.5% fixed int rate p.a.
- 7 yrs 11.5% fixed int rate p.a.
- 10 yrs 13% fixed int rate p.a.

\*If the Buyer is the former owner or a relative of the former owner within the third (3rd) degree of consanguinity or affinity, mode of payment shall be on cash basis only.

c. Payment thru LBP or other external financing institution (FI) – application to the FI shall be done by the buyer and its approval is separate and rests upon the concerned FI

4. The receipt of the 10% of Offered Price does not constitute acceptance of the offeror's offer.

5. Offers below the Bank's acceptable price will not be accepted.

6. In the event that the Buyer/offeror is the former owner or an illegal occupant of the property, his/her offer shall be subject to additional charges such as but not limited to outstanding loan obligation, rental arrearages, among others, if there is any.

**7. LANDBANK RESERVES THE RIGHT TO ACCEPT OR REJECT OFFERS. LIKEWISE, ALL VALID OFFERS ARE STILL SUBJECT FOR APPROVAL OF BANK'S APPROVING AUTHORITIES.**

**NOTE: BROKERS/REFERROS ARE NOT ALLOWED FOR ITEM NOS. 30, 54, 77, 122 & 129**

**FOR INQUIRIES, PLEASE CONTACT THE HANDLING PERSONNEL FOR THE STATUS OF THE PROPERTIES AND OTHER CONCERNS**

| CONTACT PERSON  | EMAIL ADDRESS             | CONTACT NUMBER     |
|---|---------------------------|--------------------|
| MS. JACQUELINE D. YECYEC - Acquired Assets Assistant                            | JDYECYEC@landbank.com     | (+63) 920-945-1064 |
| MR. KARLO D. TRESVALLES - Acquired Assets Officer<br>(Item Nos. 2-47)           | KDTRESVALLES@landbank.com | (+63) 938-488-2982 |
| MR. MARK IVAN C. CONFESOR - Acquired Assets Officer                             | MCCONFESOR@landbank.com   | (+63) 919-007-1028 |
| MS. SHARMAINE B. CASTILLO - Acquired Assets Assistant<br>(Item Nos. 1 & 48-105) | SBCASTILLO@landbank.com   | (+63) 916-529-2256 |
| MR. LESTER G. MUÑEZ - Acquired Assets Assistant<br>(Item Nos. 106-172)          | LGMUNEZ@landbank.com      | (+63) 926-980-5677 |

**PLEASE VISIT OUR WEBSITE AT: <https://www.landbank.com/properties-for-sale> and [www.facebook.com/landbankpropertiesforsale](https://www.facebook.com/landbankpropertiesforsale)**