



**Loans Management & Recovery Department**  
San Fernando Housing HUB  
Suburbia Commercial Center  
Maimpis, City of San Fernando, Pampanga

**INVITATION TO BID**

April 16, 2018

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a public auction for the sale of acquired asset properties at **Jollibee Maimpis, Mac Arthur Highway Maimpis, City of San Fernando, Pampanga** on:

DATE	AREAS
June 22, 2018	Bataan, Bulacan, Nueva Ecija, Pampanga, Tarlac, and Zambales

**GENERAL GUIDELINES**

- Interested parties are required to secure copies of: (a) **INSTRUCTION TO BIDDERS** (HQP-AAF-104) and (b) **OFFER TO BID** (HQP-AAF-103) from the Technical Working Group (TWG) on the venue or may download the forms at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph) (link Disposition of Acquired Assets for Public Auction).
- Properties shall be sold on an **"AS IS, WHERE IS"** basis.
- All interested buyers are encouraged **to inspect** the said property/ies before tendering their offer/s. The list of the properties may be viewed at [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx) (Other properties for sale-Disposition of Acquired Assets for Public Auction).
- Bidders are also encouraged to visit our website, [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx) five (5) days prior the actual auction date, to check whether there are any erratum posted on the list of properties posted under the sealed public auction.
- Sealed proposals shall be received by the **Committee on Disposition of Acquired Assets' Secretariat** at the designated venue, starting **9:00 AM** but not later than **12:00 NN** or upon declaration of the closing of bid of acceptance by the Committee on the **scheduled date**; the said proposals shall be opened immediately in the presence of the committee and attending bidders. Bidders are advised to submit their proposals **only on the scheduled date of batch**. No proposals shall be accepted by the committee earlier or later than the scheduled date.
- The Bid Offer **shall not be lower** than the minimum bid set by the Fund.
- Each bid proposal shall be accompanied by a **BIDDER'S BOND** either in **CASH** or **MANAGER'S CHECK** issued by any commercial bank, in **Philippine Currency**, payable to Pag-IBIG FUND for an amount equivalent to **10% of the BID PRICE**. It shall likewise serve as the down payment of the winning bidder.
- The bidder shall state in words and in figures the amount of his bid and his mode of payment**, and shall submit a bidder's bond in the amount equivalent to atleast ten percent (10%) of his bid. The bond shall be in Philippine Currency and may be in the form of cash or manager's check payable to the Fund and issued by any commercial or universal bank.
- In the absence of a chosen mode of payment, the default mode of payment shall be long-term installment. Likewise, change on the winning bidder's mode of payment shall not be allowed.**
- For Bidder's, whose bid bond is in the form of a MANAGER'S CHECK, are advised to adhere to the current Bangko Sentral ng Pilipinas' (BSP) memorandum relative to the proper handling of checks: Do not staple, crumple, fold, bind or pin checks.
- Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
  - Cash – on which the approved purchase price shall be paid not later than thirty (30) calendar days from date of receipt of Notice of Award (NOA).
  - Short-Term Installment basis – on which payment shall be in equal monthly installment inclusive of interest and provided 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**.
  - 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:
    - Approval and term shall be subject to eligibility requirements stipulated under the **Circular 383 Guidelines on sale of Pag-IBIG FUND Real and Other Properties Acquired**;
    - The amount shall be the bidder's bid offer, net of the 10% downpayment;
    - In case the application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
    - The buyer shall be required to file his Long term installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of the Notice of Loan Approval:
      - Processing fee of Three Thousand Pesos (the P1,000.00 shall be paid on the auction day while the remaining 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 fire and allied peril insurance);

5. In case the Bid Offer, net of the ten percent (10%) bid bond and additional discount, is still higher than the appraisal value of the property, the amount in excess of the appraisal value shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days upon receipt of Notice of Loan Approval.
6. Original Borrowers who wish to participate on the Sealed Public Auction shall not be allowed to bid thru long term installment availment. They may only bid thru cash or short term installment basis.

12. Additional Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PURCHASE	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%

13. The bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:

- a. Notarized Special Power of Attorney (SPA) for individual-bidder. The SPA for bidding may be downloaded at [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx) (Other properties for sale-Disposition of Acquired Assets for Public Auction)
- b. Secretary's Certificate for company-bidder

14. The Opening of Bids shall commence from 12:01 PM or upon declaration by the Committee until completion.

15. The bidder who offers the highest bid shall be declared as the winner.

16. **In case there are identical offers constituting the highest bids, the tie shall be resolved by considering the Mode of Payment. The priority in terms of mode of payment shall be as follows:**

- a. **Cash;**
- b. **Short-Term Installment;**
- c. **Long-Term Installment.**

**If there is a tie after considering the mode of payment, it shall be resolved immediately through toss coin. However, in case there are more than two (2) highest bidders, the tie shall be resolved based on the time of registration of bids.**

17. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an Acknowledgement Receipt once a winning bidder has been declared.

18. If the winning bidder fails or refuse to push through with the purchase of the property, or fails to pay in full the remaining balance within 30 calendar days from receipt of the Notice of Award (NOA), he shall lose his right as winning bidder and the 10% bidder's bond shall be forfeited in favor of the Fund.

19. **The Fund shall declare the next highest bidder as the winning bidder in case the sale to the original winning bidder is cancelled. He shall be required to pay a down payment of 10% of the offer price within 15 calendar days from notification and the remaining ninety percent (90%) of his bid price within the approved payment period. In the event there are two (2) or more complying bidders, the same rule on resolving ties shall be applied.**

20. Interested parties may visit the **ACQUIRED ASSETS DIVISION** or contact **MS. ROSALINDA E. LA PUEBLA** or **MS. MARICEL T. DAVID** at tel. nos; **GLOBE 0956-826-8634, SMART 0939-163-2215** and **SUN 0933-334-1201**. You may also email your inquiries for further details at [snfernandolmrd.aad@pagibigfund.gov.ph](mailto:snfernandolmrd.aad@pagibigfund.gov.ph).

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

**(Sgd) ATTY. JOSEPH P. QUIBOLOY**  
 VP Home Lending Operations – Luzon Group  
 Chairman, Committee on Disposition of Acquired Assets - Luzon Group

**Pag-IBIG Fund**  
**San Fernando Housing HUB**

**LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION - WITH DISCOUNT**

ITEM NO	PROPERTY NUMBER	PROPERTY LOCATION						TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REMARKS
		BLOCK NO	LOT NO	SUBDIVISION NAME	BARANGAY	CITY/MUNICIPALITY	PROVINCE							
<b>BATAAN</b>														
1	8018220913	7	24	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	H & L	038-2010004833	40.00	38.00	749,000.00	09/26/2017	UNOCCUPIED
2	8018221017	7	39	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	H & L	038-2010004838	40.00	38.70	749,000.00	09/26/2017	UNOCCUPIED
3	8018215512	6	2	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004769	40.00	38.70	771,000.00	08/03/2016	OCCUPIED
4	8018215415	6	1	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004768	79.00	52.80	1,100,000.00	08/03/2016	OCCUPIED
5	8018215219	11	9	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002179	40.00	38.70	727,000.00	08/03/2016	UNOCCUPIED
6	8018221115	11	30	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013002200	40.00	38.70	771,000.00	01/10/2017	OCCUPIED
7	8018221213	11	15	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2013012185	40.00	50.40	936,000.00	10/21/2016	OCCUPIED
8	8018221419	8	30	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004887	40.00	38.70	651,000.00	05/29/2016	UNOCCUPIED
9	8018221516	10	32	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2015003300	40.00	38.00	749,000.00	09/26/2017	UNOCCUPIED
10	8018221614	7	44	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	038-2010004853	40.00		744,000.00	11/25/2017	UNOCCUPIED
11	8018221712	7	10	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	H & L	032-2010004819	40.00		744,000.00	11/25/2017	UNOCCUPIED
12	8018221810	3	5	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235005	150.00		501,000.00	06/05/2017	UNOCCUPIED
13	8018221918	3	6	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235006	150.00		501,000.00	06/05/2017	UNOCCUPIED
14	8018222011	13	16	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235156	85.00		284,000.00	06/05/2017	UNOCCUPIED
15	8018222119	13	17	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235157	87.00	0.00	291,000.00	06/05/2017	UNOCCUPIED
16	8018222217	12	6	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235126	78.00		261,000.00	06/05/2017	UNOCCUPIED
17	8018222315	12	8	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235128	60.00		201,000.00	06/05/2017	UNOCCUPIED
18	8018222413	12	10	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235130	60.00		201,000.00	06/05/2017	UNOCCUPIED
19	8018222510	13	24	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235164	123.00		411,000.00	06/05/2017	UNOCCUPIED
20	8018222618	8	1	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235070	86.00		288,000.00	06/05/2017	UNOCCUPIED
21	8018222716	8	3	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235072	91.00		304,000.00	06/05/2017	UNOCCUPIED
22	8018222814	6	11	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235042	120.00		401,000.00	06/05/2017	UNOCCUPIED
23	8018222912	6	12	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235043	120.00		401,000.00	06/05/2017	UNOCCUPIED
24	8018223016	6	13	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235044	120.00		401,000.00	06/05/2017	UNOCCUPIED
25	8018223114	6	14	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235045	120.00		401,000.00	06/05/2017	UNOCCUPIED
26	8018223212	6	15	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235046	120.00		401,000.00	06/05/2017	UNOCCUPIED
27	8018223310	6	16	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235047	120.00		401,000.00	06/05/2017	UNOCCUPIED
28	8018223418	6	17	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235048	120.00		401,000.00	06/05/2017	UNOCCUPIED
29	8018223515	6	18	RICHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235049	123.00		411,000.00	06/05/2017	UNOCCUPIED
30	8018223613	7	21	ST ROSE HOMES II	CAMACHO	BALANGA CITY	BATAAN	LOT ONLY	T-274994	118.00	0.00	434,000.00	04/06/2017	UNOCCUPIED
31	8018223711	7	22	ST ROSE HOMES II	CAMACHO	BALANGA CITY	BATAAN	LOT ONLY	T-274995	118.00		434,000.00	04/06/2017	UNOCCUPIED
<b>BULACAN</b>														
32	8017697214	7	34	VILLE DELA BONTE DIVINE	PRENZA I	MARILAO	BULACAN	DUPLEX	T-496844(M)	78.00		843,000.00	12/05/2017	UNOCCUPIED
33	8017697410	3	5	STA MARIA HOMES	CATMON	STA MARIA	BULACAN	RH	040-2014023230	67.00	33	618,000.00	12/04/2017	UNOCCUPIED
34	8017697919	11	13	VILLA HERMANO II SUBDIVISION	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	TH	040-2010006967	50.00	62	1,422,000.00	12/18/2017	UNOCCUPIED
35	8017697811	5	31	TERRAZA MARTHA	POBLACION	SAN JOSE DEL MONTE	BULACAN	TH	040-2014018540	57.00	46	1,354,000.00	05/31/2017	UNOCCUPIED
36	8017698815	27	73	EL PUEBLO DEL RIO	CAYPOMBO MAGASAWANG SAPA	STA MARIA	BULACAN	TH REG	T-60059(M)	44.00	45	891,000.00	11/23/2017	UNOCCUPIED
37	8017698913	16	18	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	RH	040-2013034903	36.00	20	450,000.00	01/17/2017	UNOCCUPIED

38	8017699115	6	23	TERRAZA MARTHA	POBLACION	SAN JOSE DEL MONTE	BULACAN	TH	040-2014018582	46.00	46	1,279,000.00	05/19/2017	UNOCCUPIED
39	8017699213	12	25	SERRATA HOMES	TUNGKONG MANGGA	SAN JOSE DEL MONTE	BULACAN	TARA	T-312730(M)	32.00		320,000.00	10/20/2017	UNOCCUPIED
<b>NUEVA ECIJA</b>														
40	8017697116	4	12	RUFINA HOMES V	CAVITE	GUIMBA	NUEVA ECIJA	SA	N-23234	80.00	30	497000.00	09/07/2017	UNOCCUPIED
41	8017698110	119	25	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA	SA	041-2013004888	40.00	35.75	752000.00	12/18/2017	UNOCCUPIED
42	8017698414	119	27	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA		041-2013004889	40.00		0.00	12/18/2017	UNOCCUPIED
43	8017698218	113	31	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA	DUPLEX	041-2013004833	40.00	32.50	663000.00	12/18/2017	UNOCCUPIED
44	8017698316	113	33	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA		041-2013004835	40.00		0.00	12/18/2017	UNOCCUPIED
45	8017698511	89	16	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA	DUPLEX	041-2013003377	40.00	32.50	663000.00	12/18/2017	UNOCCUPIED
46	8017698619	89	18	IRENEA ESTATES	NAZARETH	GEN TINIO	NUEVA ECIJA		041-2013003379	40.00		0.00	12/18/2017	UNOCCUPIED
<b>PAMPANGA</b>														
47	8017084919	4	19	VILLA REMEDIOS HOMES	CUTUD	ANGELES	PAMPANGA	LOT ONLY	105299		101	305,000.00	04/04/2018	UNOCCUPIED
48	8017085013													
48	/8017085111	5	58, 60	TENNYSONVILLE SUBDIVISION	TABUN	MABALACAT	PAMPANGA	COMBINED	191863	45.50	50.04	1,044,000.00	02/14/2017	OCCUPIED
49	8017066717	1	2	VISTA ROMA RESIDENTIAL ESTATE	MASAMAT/LAGUNDI	MEXICO	PAMPANGA	H & L	715060-R	96		987,000.00	04/09/2018	UNOCCUPIED
50	8017085415	10	4	TIERRA VISTA PAMPANGA	SAN RAFAEL	MEXICO	PAMPANGA	TOWNHOU	042-2012010168	48	42	794,000.00	09/02/2017	UNOCCUPIED
51	8017085512	16	11	FIESTA COMMUNITIES PORAC	MANIBAUG	PORAC	PAMPANGA	SA	683464-R	72	31	876,000.00	08/31/2017	UNOCCUPIED
52	8017089618	32	53	FIESTA COMMUNITIES PORAC	MANIBAUG	PORAC	PAMPANGA	RH-BASIC P	684082-R	45	20.81	511,000.00	11/11/2016	UNOCCUPIED
53	8017089716	33	23	FIESTA COMMUNITIES PORAC	MANIBAUG	PORAC	PAMPANGA	RH BASIC (	684126-R	45	20.81	451,000.00	08/02/2017	UNOCCUPIED
54	8017089814	8	9	TWO SOLANA SUBDIVISION	MAGLIMAN	SAN FERNANDO	PAMPANGA	KENDRA	042-2012003797	110	44.38	1,386,000.00	08/24/2016	UNOCCUPIED
<b>TARLAC</b>														
55	8017089912	9	16	REGINA NORTHVIEW	CUTCUT 1	TARLAC	TARLAC	ROWHOU	043-2012004682	40	26	519,000.00	10/30/2017	UNOCCUPIED
56	8017090012	14	23	WEST COVINA HEIGHTS	TIBAG	TARLAC	TARLAC	TH-REG	043-2013001407	50	58.38	1,265,000.00	07/28/2017	UNOCCUPIED
<b>ZAMBALES</b>														
57	8018214214	1	4	CREEK SIDE RESIDENCES	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2011000046	40.00	24.48	323,000.00	07/13/2016	OCCUPIED
58	8018202418	1	11-A	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	H & L	044-2010000419	60.00	35.72	982,000.00	07/13/2016	UNOCCUPIED
59	8018224118	7	12	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	LOT ONLY	T-68741	125.00		675,000.00	06/05/2017	UNOCCUPIED