



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

INVITATION TO BID

July 5, 2019

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

DATE	AREAS
August 9, 2019	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 (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 (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 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 at least 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;

- c. 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. Discounts are not applicable during First Sealed Public Auction.
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 (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. GIRLIE D. TULABUT** 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.

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.

PHILIP S. KEITH

OIC - Home Lending Operations – Luzon Group
Chairman, Committee on Disposition of Acquired Assets - Luzon Group

124	8017389615	6	17	LUMINA TARLAC	MALIWALO	TARLAC	TARLAC	RH- END	043-2015007904	45.00	22.00	540,450.00	8/7/2018	UNOCCUPIED
125	340004756016	49J	20	NHA TARLAC HOUSING PROJECT IIC	BUROT	TARLAC	TARLAC	RH-REG	442056	39.00	32.40	642,680.00	3/14/2019	UNOCCUPIED
126	8017406210	5	14	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	JENNICA	454243	120.00	0.00	1,916,400.00	11/4/2017	UNOCCUPIED
127	8017415718	6	4	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	SA	453908	120.00	69.89	1,791,500.00	6/28/2019	OCCUPIED
128	8017416017	6	25	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	SA	453929	75.00	33.18	757,000.00	6/28/2019	UNOCCUPIED
129	8017405911	7	4	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	CHELSEA	043-2014007350	75.00	31.24	871,800.00	11/4/2017	OCCUPIED - CLOSED
130	8017406513	9	9	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	CHELSEA	454012	75.00	0.00	830,900.00	11/4/2017	UNOCCUPIED
131	8017406611	9	13	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	CHELSEA	454016	75.00	0.00	830,900.00	11/4/2017	UNOCCUPIED
132	8017406719	9	19	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	CHELSEA	454022	75.00	0.00	830,900.00	11/4/2017	UNOCCUPIED
133	8017415816	9	26	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	SA	454029	75.00	33.18	800,200.00	6/28/2019	UNOCCUPIED
134	8017415610	9	27	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	SA	454030	75.00	33.18	821,900.00	6/28/2019	OCCUPIED
135	340004420512	19	8	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	RH BARE (REG)	454484	40.00	0.00	597,300.00	7/4/2019	OCCUPIED
136	8017406318	20	20	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	MICAH	454513	40.00	46.00	941,300.00	11/4/2017	UNOCCUPIED
137	8017369512	20	26	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	TH-REG	454820	40.00	0.00	857,200.00	7/4/2019	UNOCCUPIED
138	8017369610	20	31	SALEM ESTATE	CULIPAT	TARLAC	TARLAC	TH-REG	454825	82.00	0.00	1,190,800.00	7/5/2019	UNOCCUPIED
139	840201904010032	9	4	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SA	454007	75.00	33.18	862,553.33	9/18/2018	UNOCCUPIED
140	8017092510	33	21	SHANGRILA HOMES	SAN JOSE	TARLAC	TARLAC	RH-REG	043-2011010966	60.00	40.00	737,800.00	6/7/2019	OCCUPIED
141	8017405118	35	22	SHANGRILA HOMES	SAN JOSE	TARLAC	TARLAC	EMERALD	043-2011011015	60.00	40.00	762,000.00	6/28/2019	UNOCCUPIED
142	8017122112	17	14	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	RH-REG	042-2011010937	60.00	34.06	795,200.00	6/7/2019	UNOCCUPIED
143	8017122210	28	16	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	RH-REG	043-2011011843	60.00	20.60	529,400.00	6/7/2019	UNOCCUPIED
144	8017414214	30	3	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	SAPPHIRE W CEIL	043-2011011920	60.00	20.60	547,200.00	7/5/2019	OCCUPIED - CLOSED
145	340004474410	31	12	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	SAPPHIRE	043-2011011963	60.00	20.60	547,200.00	7/5/2019	OCCUPIED
146	8017388914	1	12	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432378	150.00	0.00	420,000.00	7/5/2019	UNOCCUPIED
147	340003368912	6	25	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	SD	432628	96.00	34.00	639,900.00	7/31/2018	UNOCCUPIED
148	340002469512	7	3	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY		96.00	0.00	268,800.00	7/5/2019	UNOCCUPIED
149	8017389018	7	7	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432719	96.00	0.00	268,800.00	7/5/2019	UNOCCUPIED
150	8017410412	7	43	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	SD-1STRY	432755	96.00	34.00	701,600.00	7/5/2019	OCCUPIED
151	8017408610	13	10	TUSCANY NORTH ESTATE	BUROT	TARLAC	TARLAC	RH-SIENNA IMP	415143	60.00	65.80	1,429,800.00	11/4/2017	UNOCCUPIED
152	8017386112	1	52	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	DUPLEX	368757	70.00	25.00	499,400.00	6/14/2019	OCCUPIED
153	340001451218	2	101	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	DUPLEX		70.00	25.00	557,600.00	7/2/2019	OCCUPIED
154	8017420110	5	51	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	SA	374453	90.00	27.00	576,100.00	6/14/2019	OCCUPIED
155	8017420717	8	4	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	SA	421938	109.00	27.00	658,000.00	6/14/2019	OCCUPIED
156	8017421918	8	23	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	SA	410837	80.00	30.00	594,000.00	6/14/2019	OCCUPIED
157	8017420815	9	18	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	SA	403122	70.00	27.00	470,700.00	6/14/2019	UNOCCUPIED
158	8017420619	10	23	VILLA DELA PAZ	DELA PAZ	TARLAC	TARLAC	SA	414964	70.00	27.00	486,400.00	6/14/2019	UNOCCUPIED
159	340001733615	20	9	VILLA DELA PAZ SUBDIVISION	DELA PAZ	TARLAC	TARLAC	DUPLEX		70.00	25.00	528,500.00	7/2/2019	OCCUPIED
160	8017382819	22	17	VILLA DELA PAZ SUBDIVISION	DELA PAZ	TARLAC	TARLAC	DUPLEX	367157	79.00	25.00	536,500.00	6/14/2019	OCCUPIED
161	8017367112	1	19	WEST COVINA HEIGHTS	TIBAG	TARLAC	TARLAC	TH-REG	043-2013001463	40.00	0.00	1,043,200.00	7/5/2019	UNOCCUPIED
162	340005604216	5	39	WEST COVINA HEIGHTS	TIBAG	TARLAC	TARLAC	SA	043-2013001637	88.00	0.00	1,415,400.00	7/5/2019	UNOCCUPIED
BULACAN														
163	8017569011	01	06	VILLA LEONARDO HOMES	STA LUCIA	ANGAT	BULACAN	RH	T-51628P (M)	32.00	39.00	424,620.00	7/4/2019	UNOCCUPIED
164	341002271413	12C	29	CASIMIRO NORTHVILLE	VIRGEN DE LAS FLORES	BALIUAG	BULACAN	SA	T-186039	120.00	160.00	3,477,900.00	7/3/2019	UNOCCUPIED
165	341001460313	10	15	THE GROVE SUBDIVISION	GATBUCA	CALUMPIT	BULACAN	LOT ONLY	T-253170	120.00	0.00	582,000.00	7/3/2019	UNOCCUPIED
166	8017757919	3	5	FELVILLE SUBDIVISION	TABANG	GUIGUINTO	BULACAN	TH	T-290457	50.00	69.00	1,066,500.00	7/3/2019	OCCUPIED
167	8017703919	3	21	HARCELVILLE HOMES	STA CRUZ	GUIGUINTO	BULACAN	RH-REG	T-245703	36.00	42.00	667,500.00	7/3/2019	OCCUPIED
168	8017730119	13	12	MC ARTHUR VILLAGE	LONGOS	MALOLOS	BULACAN	LOT ONLY	T-69977	129.00	0.00	774,000.00	8/20/2018	UNOCCUPIED
169	8017739218	15	46	BEVERLY HOMES	PRENZA II	MARILAO	BULACAN	RH	T-556714(M)	40.00	26.00	573,400.00	7/3/2019	OCCUPIED
170	8017742415	25	18	DOLMAR GOLDEN HILLS SUBDIVISION	LOMA DE GATO	MARILAO	BULACAN	SA	T-454964(M)	80.00	37.60	908,126.67	10/15/2018	UNOCCUPIED
171	8017741215	13	13	VILLA ROMA SUBDIVISION V	SAOG	MARILAO	BULACAN	TH	040-2012020074	68.00	50.00	1,783,840.00	8/27/2018	UNOCCUPIED
172	341002257212	2	10	VILLÉ DELA BONTE DIVINE	PRENZA I	MARILAO	BULACAN	DUPLEX	T-496720(M)	98.00	0.00	1,038,020.00	9/7/2018	OCCUPIED
173	341003896119	17	30	LUMINA PANDI I	PANDI	BULACAN	BULACAN	RH-REG		36.00	26.00	612,180.00	7/3/2019	UNOCCUPIED
174	341002070211	2	8	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	RH-REG	T-282703	54.00	26.00	671,620.00	7/3/2019	UNOCCUPIED
175	341002088615	3	13	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	LOT ONLY	T-282734	128.00	0.00	554,240.00	7/3/2019	UNOCCUPIED
176	341002084119	3	16	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	LOT ONLY	T-282737	110.00	0.00	476,300.00	7/3/2019	UNOCCUPIED
177	341002070111	3	17	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	LOT ONLY	T-282738	110.00	0.00	476,300.00	7/3/2019	UNOCCUPIED
178	341002077214	3	18	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	LOT ONLY	T-282739	127.00	0.00	549,910.00	7/3/2019	UNOCCUPIED
179	341002069619	3	88,9	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	LOT ONLY		260.00	0.00	1,125,800.00	7/3/2019	UNOCCUPIED
180	8017732412	11	8	BENJAMIN VILLAGE III	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	RH	T-71464P(M)	36.00	20.00	408,400.00	7/31/2018	UNOCCUPIED

250	8018225514	8	12	RIGHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235081	90.00	0.00	333,900.00	6/26/2019	UNOCCUPIED
251	8018225612	8	14	RIGHTOWN SUBDIVISION	LALAWIGAN	SAMAL	BATAAN	LOT ONLY	T-235083	94.00	0.00	348,740.00	6/26/2019	UNOCCUPIED
ZAMBALES														
252	8018204319		284-B-3-A		PALANGINAN	IBA	ZAMBALES	LOT ONLY	044-2016003481	165.00	0.00	478,500.00	3/18/2019	UNOCCUPIED
253	8018227817	1	9	VILLA MARINA	WEST DIRITA	SAN ANTONIO	ZAMBALES	DUPLX W/EAVES	044-2012001903	120.00	0.00	1,525,583.33	3/18/2019	OCCUPIED
254	8018238813		7	CASA MIA 2	MANGAN-VACA	SUBIC	ZAMBALES	TOWNHOUSE	044-2013000818	90.00	60.00	2,074,200.00	6/3/2019	UNOCCUPIED
255	8018238010	11	6	FIESTA COMMUNITIES - SUBIC	MANGAN VACA	SUBIC	ZAMBALES	TOWNHOUSE	044-2015001416	42.00	38.00	1,194,620.00	1/25/2019	UNOCCUPIED

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