



PAMPANGA BRANCH

INVITATION TO SUBMIT OFFER TO PURCHASE

(April 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
40074	NUEVA ECIJA PAMPANGA TARLAC	71	April 26 – May 3, 2023

GENERAL GUIDELINES

- The list of the properties for negotiated sale may be viewed at <https://www.pagibigfund.gov.ph/acquiredassets.html>.
- 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; P
 - 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.

6. The sealed envelope containing the offer shall be dropped in the drop box located at **SUBURBIA COMMERCIAL CENTER MAIMPIS CITY OF SAN FERNANDO PAMPANGA**.
7. 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.
8. 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.

9. Acceptance of sealed offers shall be from **9:00 AM to 4:00 PM** starting **April 26, 2023** until **May 3, 2023**. No offers shall be accepted after the said cut-off time and date.
10. The determination of winning offers shall be on **May 4, 2023** at **SUBURBIA COMMERCIAL CENTER MAIMPIS CITY OF SAN FERNANDO PAMPANGA**.
11. 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: 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 San Fernando Housing Business Center and contact Ms. Cristabel A. Faustino and Ms. Maricel T. David at tel. no. 0960-913-7926. 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 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
Acting Chairman, Committee on Disposition of
Acquired Assets

<https://www.foreclosurephilippines.com>

(SAN FERNANDO HUB)

LIST OF ACQUIRED ASSETS AVAILABLE FOR NEGOTIATED SALE

Publication Batch Number : 40074

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 / PAMPANGA										
1	804019013000020	Lot 56-I-22 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2018006850	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
2	804019013000025	Lot 56-I-27 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025185	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
3	804019013000009	Lot 56-I-11 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2019003831	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
4	804019013000018	Lot 56-I-20 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025531	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
5	804019013000017	Lot 56-I-19 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2019003836	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
6	804019013000016	Lot 56-I-18 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021024159	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
7	804019013000004	Lot 56-I-4 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025766	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
8	804019013000011	Lot 56-I-13 Phase II FLORIDA ESTATE II VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2019015907	250	0	925,000.00	01/14/2023	16,272.53	Unoccupied-Lot - Title in the name of fund
9	804018091200062	Lot 84-E-19 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2022009906	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
10	804018091200064	Lot 84-E-21 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2022002808	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
11	804018091200061	Lot 84-E-18 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025988	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
12	804018091200060	Lot 84-E-17 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025952	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
13	804018091200063	Lot 84-E-20 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021025642	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
14	804018091200058	Lot 84-E-15 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2021026382	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
15	804018091200055	Lot 84-E-12 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2018018615	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
16	804018091200065	Lot 84-E-22 Phase III FLORIDA ESTATE III VALDEZ FLORIDABLANCA PAMPANGA REGION 3 (CENTRAL LUZON) 2006	Lot Only	042-2018018136	275		990,000.00	01/14/2023	17,416.00	Unoccupied-Lot - Title in the name of fund
17	804019063000731	Lot 14 Blk. 4 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333027-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
18	804019063000730	Lot 10 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333627-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
19	804019063000729	Lot 16 Blk. 4 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333026-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
20	804019063000734	Lot 27 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333633-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
21	804019063000728	Lot 22 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333637-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
22	804019063000732	Lot 21 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333624-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
23	804019063000735	Lot 6 Blk. 4 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333639-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
24	804019063000736	Lot 17 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333631-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
25	804019063000737	Lot 14 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333629-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation
26	804019063000720	Lot 29 Blk. 2 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333644-R	138		248,400.00	09/20/2021	4,369.83	Unoccupied-Lot - Title for Consolidation
27	804019063000719	Lot 24 Blk. 3 BEL-AIR SUBDIVISION SAN FELIPE CITY OF SAN FERNANDO (CAPITAL) PAMPANGA REGION 3 (CENTRAL LUZON) 2000	Lot Only	333635-R	120		216,000.00	09/20/2021	3,799.85	Unoccupied-Lot - Title for Consolidation

LOT ONLY / NUEVA ECIA										
28	804119063000099	Lot 2 00 Bk. 19 MARKVILLE SUBDIVISION MAYAPYAP SUR CABANATUAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3100	Lot Only	T-80503	100		320,000.00	08/02/2021	5,629.41	Unoccupied-Lot - Title for Consolidation
29	804119063000161	Lot 6 Bk. 18 MARKVILLE SUBDIVISION MAYAPYAP SUR CABANATUAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3100	Lot Only	T-80489	109		348,800.00	08/02/2021	6,136.06	Unoccupied-Lot - Title for Consolidation
30	804121063000193	Lot 8 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303809	138		441,600.00	03/19/2022	7,768.59	Unoccupied-Lot - Title for Consolidation
31	804019071100028	Lot 16 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303797	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
32	804019071100034	Lot 12 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303793	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
33	804019071100030	Lot 14 Bk. 3 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303844	96		307,200.00	03/19/2022	5,404.24	Unoccupied-Lot - Title for Consolidation
34	804019071100029	Lot 18 Bk. 3 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303848	96		307,200.00	03/19/2022	5,404.24	Unoccupied-Lot - Title for Consolidation
35	804121063000186	Lot 5 Bk. 5 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303869	119		380,800.00	03/19/2022	6,699.00	Unoccupied-Lot - Title for Consolidation
36	804121063000184	Lot 11 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303812	139		444,800.00	03/19/2022	7,824.89	Unoccupied-Lot - Title for Consolidation
37	804019071100035	Lot 13 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303794	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
38	804120021600018	Lot 4 Bk. 3 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303834	96	0	307,200.00	03/19/2022	5,404.24	Unoccupied-Lot - Title for Consolidation
39	804019071100032	Lot 19 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303800	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
40	804019071100031	Lot 18 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303799	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
41	804019071100027	Lot 15 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303796	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
42	804019071100009	Lot 14 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303795	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
43	804121063000191	Lot 13 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303814	138		441,600.00	03/19/2022	7,768.59	Unoccupied-Lot - Title for Consolidation
44	804121063000195	Lot 3 Bk. 5 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303867	119		380,800.00	03/19/2022	6,699.00	Unoccupied-Lot - Title for Consolidation
45	804019071100010	Lot 17 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303798	100		320,000.00	03/19/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
46	804121063000192	Lot 4 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303805	138		441,600.00	03/19/2022	7,768.59	Unoccupied-Lot - Title for Consolidation
47	804019071100012	Lot 11 Bk. 1 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303792	100		320,000.00	04/24/2022	5,629.41	Unoccupied-Lot - Title for Consolidation
48	804121063000190	Lot 9 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303810	139		444,800.00	03/19/2022	7,824.89	Unoccupied-Lot - Title for Consolidation
49	804121063000179	Lot 6 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303806	138		441,600.00	03/19/2022	7,768.59	Unoccupied-Lot - Title for Consolidation
50	804019071100015	Lot 17 Bk. 3 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303847	96		307,200.00	03/19/2022	5,404.24	Unoccupied-Lot - Title for Consolidation
51	804121063000177	Lot 15 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303816	138		441,600.00	03/19/2022	7,768.59	Unoccupied-Lot - Title for Consolidation
52	804019071100016	Lot 13 Bk. 3 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303843	96		307,200.00	03/19/2022	5,404.24	Unoccupied-Lot - Title for Consolidation
53	804019071100014	Lot 17 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303818	136		435,200.00	03/19/2022	7,656.00	Unoccupied-Lot - Title for Consolidation
54	804121063000178	Lot 6 Bk. 5 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303870	119		380,800.00	03/19/2022	6,699.00	Unoccupied-Lot - Title for Consolidation
55	804019071100011	Lot 5 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303807	140		448,000.00	03/19/2022	7,881.18	Unoccupied-Lot - Title for Consolidation
56	804019071100037	Lot 19 Bk. 2 RICHLANDIA SUBDIVISION PAMBUAN GAPAN CITY NUEVA ECIA REGION 3 (CENTRAL LUZON) 3105	Lot Only	NT-303820	137		438,400.00	03/19/2022	7,712.30	Unoccupied-Lot - Title for Consolidation
ROW HOUSE / TARLAC										
57	804019041100114	Lot 18 Bk. 33 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011010963	60	40	1,098,700.00	01/24/2023	19,328.24	Occupied - Title for consolidation
58	804020022700028	Lot 3 Bk. 33 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011010948	60	40	1,069,200.00	02/11/2022	18,809.28	Unoccupied - Title for consolidation
59	804019041100290	Lot 11 Bk. 36 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011012052	60	40	1,130,000.00	01/24/2023	19,878.87	Occupied - Title for consolidation

60	804019071200108	Lot 18 Bk. 37 SHANGRILA HOMES SUBDIVISION TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011012083	60	40	1,036,000.00	01/24/2023	18,225.23	Unoccupied - Title for consolidation
61	804020031200059	Lot 5 Bk. 35 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011010998	60	40	1,036,000.00	01/24/2023	18,225.23	Unoccupied - Title for consolidation
62	804019041100264	Lot 2 Bk. 39 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011012117	60	26.75	880,700.00	01/24/2023	15,493.20	Unoccupied - Title for consolidation
63	804019031400107	Lot 15 Bk. 31 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011011966	60	20.6	788,800.00	01/18/2023	13,876.51	Occupied - Title for consolidation
64	804019041100095	Lot 23 Bk. 31 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011011974	60	20.6	710,122.00	01/24/2023	12,492.41	Unoccupied - Title for consolidation
65	804019041100119	Lot 15 Bk. 30 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011011932	60	20.6	639,450.00	01/24/2023	11,249.15	Unoccupied - Title for consolidation
66	804019103000029	Lot 24 Bk. 30 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House	043-2011011941	60	20.66	771,800.00	02/11/2022	13,577.44	Occupied - Title for consolidation
LOT ONLY / TARLAC										
67	804019063000768	Lot 10 Bk. 19 JEFMIN SUBDIVISION SANTO NIÑO CONCEPCION TARLAC REGION 3 (CENTRAL LUZON) 2316	Lot Only	226389	372		892,800.00	09/24/2022	15,706.07	Unoccupied-Lot - Title for Consolidation
68	804019063000767	Lot 16 Bk. 19 JEFMIN SUBDIVISION SANTO NIÑO CONCEPCION TARLAC REGION 3 (CENTRAL LUZON) 2316	Lot Only	226394	369		885,600.00	09/24/2022	15,579.40	Unoccupied-Lot - Title for Consolidation
ROW HOUSE - END WITH FIREWALL / TARLAC										
69	804019041100220	Lot 24 Bk. 35 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House - End w/ firewall	043-2011011017	101	40	1,378,600.00	01/24/2023	24,252.22	Occupied - Title for consolidation
70	804019071200024	Lot 36 Bk. 28 SHANGRILA HOMES SUBDIVISION TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON)	Row House - End w/ firewall	043-2011011863	84	20.6	860,750.00	01/24/2023	15,142.25	Unoccupied - Title for consolidation
71	804021043000029	Lot 24 Bk. 38 SHANGRILA HOMES SUBDIVISION SAN JOSE TARLAC CITY TARLAC REGION 3 (CENTRAL LUZON) 2300	Row House -End w/ firewall	043-2011012115	71	26.5	971,900.00	01/24/2023	17,097.59	Occupied - Title for consolidation

<https://www.foreclosurephilippines.com>



INSTRUCTION TO BIDDERS

1. Select property/ies from the list of properties available for public auction posted at Pag-IBIG Fund official website @ www.pagibigfund.gov.ph then click properties for sale (Public Auction with discount or with no discount). Bidders should read the Invitation to Bid posted and download the following forms:
 - a. Offer to bid (individual or juridical)
 - b. Special Power of Attorney (if applicable) and
 - c. Instruction to bidders
2. Inspect the chosen property/ies prior to submission of bid offer and determine if there are any unpaid dues on the property/ies. The properties are **sold on an “As Is, Where Is” basis, whatever physical/ occupancy status and any fees, dues pertaining to the properties shall be for the account of the winning bidder.**
3. Secure two (2) copies of Offer to Bid Form (individual bidder or juridical entity) from Acquired Asset Counter Servicing, Suburbia Commercial Complex, Maimpis, City of San Fernando, Pampanga or download the form at www.pagibigfund.gov.ph.
4. Fill out 2 copies of Offer to Bid Forms (**should be properly accomplished to avoid disqualification of your bid offer/s**) and **AFFIX SIGNATURE** on the designated portion of the form.

NOTES: a. The bid amount shall in no case be lower than the minimum bid price indicated in the Invitation to Bid.

b. Selling Price will be based on your bid amount/ offer

5. Bidder shall register and submit/ drop his sealed envelope at the Acquired counter servicing in accordance with the schedule date posted. Please provide another photocopy of valid ID upon registration.

Enclose in the envelope the following:

- a. 2 duly accomplished Offer to bid forms
 - b. photocopy of valid IDs with 3 specimen signatures
 - c. proof of latest income
 - d. Special Power of Attorney together with valid IDs of attorney in fact if applicable
 - e. Signed copy of Instruction to Bidders
6. Cut off time for submission of offer/s is at 4:00 p.m.
No more bid offer/ s shall be accepted from the unregistered bidder/ s after the cut-off of time and date posted.
 7. The opening of sealed envelopes shall be done on the date posted (bidders are not required to attend on the opening date as the IATF still prohibits mass gathering).
 8. Should the bidder unable to register and submit their bid offer in person, the bidder may designate his/her/their Authorized Representative provided they shall present the following documents:
 - a. **For individual bidder** - Notarized Special Power of Attorney (SPA) together with one (1) government issued ID each for the bidder and Authorized Representative.
NOTE: In case the bidder is an OFW, the SPA shall be duly certified and authenticated by the Philippine Embassy or Consulate in the country where the bidder is assigned/working.
 - b. **For juridical entity** - Secretary's Certificate together with one (1) government issued ID each for the bidder and Authorized Representative.
NOTE: The suggested template of the said documents may be downloaded at www.pagibigfund.gov.ph.

9. Upon registration (based on the scheduled date posted), **drop the sealed bid envelope to the DESIGNATED BID BOX.**
10. At cut-off time, all bid offers received shall be opened on the scheduled date posted. Any bid offers submitted after the cut-off time shall no longer be accepted.
11. The bidder who offers the highest bid shall be declared as the winner. Bidder/s will be informed to pay his 5% bid bond and receive his Notice of Award within **3 working days after the notification.**
12. The result of the sealed public auction shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph. **Bidders are encouraged to check the result on the said website.**
13. The non-winning bidders will be informed after the opening and established the results of the highest bid offers.
14. If the winning bidder fails or refuses 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 5% bidder's bond shall be forfeited in Favor of the Fund.

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.

Note:

*Please be advised that only bidders or Attorney-In-Fact are allowed in the counter servicing to maintain social distancing in the area. You are required to wear face mask and face shield upon entry and provide your personal writing materials. **Pag-IBIG Fund reserves the right to suspend the scheduled Sealed Public Auction in the event that provision provided in the IATF requirements are violated.***

<https://www.foreclosurephilippines.com>

Conforme:

✓ _____

Signature over printed name of bidder or
Attorney In-Fact (if any)

Rank

OFFER TO PURCHASE

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to the sale of Pag-IBIG Fund acquired assets under Negotiated Sale with Publication Batch No. _____, I/We hereby submit my/our offer to purchase the property/ies as described below subject to the terms and conditions of the Omnibus Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Mode of Sale: ☐ Retail Sale ☐ Bulk Sale ☐ Group Sale
2. Location of the Property (if multiple properties, please attach list of properties to purchase):

_____ Property Number: _____
3. Minimum Selling Price: _____ (P_____)
4. **Offered Price (must be equal to or higher than the Minimum Gross Selling Price):** _____ (P_____)
5. Mode of Payment: ☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)
☐ Short Term Installment (to pay within _____ months) (maximum of 12 months)
☐ Long Term Installment (to pay within _____ years) (maximum of 30 years, not applicable for bulk sale) (please attached a copy of proof of income)

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to purchase. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) to purchase the property/ies on “**As Is, Where Is**” basis on which I/we accept the physical condition of the property/ies including whether it is occupied or not;
- 2) to hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 4) that should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.

Further, I/we hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s including the posting of my/our name/s in the Pag-IBIG Fund website in case I/we win on the negotiated sale. I/we understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/we promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

SIGNATURE OF OFFEROR
OVER PRINTED NAME

SIGNATURE OF AUTHORIZED
REPRESENTATIVE OVER PRINTED NAME
(IF ANY)

DATE

Authorized Representative Information (if applicable) (Please write in BLOCK LETTERS):

(Note: Authorized Representatives must be armed with an SPA when transacting with Pag-IBIG Fund)

THIS PORTION IS FOR Paq-IBIG FUND USE ONLY

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

Rank

OFFER TO PURCHASE

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to the sale of Pag-IBIG Fund acquired assets under Negotiated Sale with Publication Batch No. _____, I/We hereby submit my/our offer to purchase the property/ies as described below subject to the terms and conditions of the Omnibus Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Mode of Sale: ☐ Retail Sale ☐ Bulk Sale ☐ Group Sale
2. Location of the Property (if multiple properties, please attach list of properties to purchase):

_____ Property Number: _____

3. Minimum Selling Price: _____ (P_____)

4. **Offered Price** (*must be equal to or higher than the Minimum Gross Selling Price*): _____ (P_____)

5. Mode Payment: ☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)
- ☐ Short Term Installment (to pay within _____ months) (maximum of 12 months)

Notes: For group sale, the mode of payment per employee/member shall be indicated on the List to be attached.

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to purchase. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) to purchase the property/ies on “**As Is, Where Is**” basis on which I/we accept the physical condition of the property/ies including whether it is occupied or not;
- 2) to hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 4) that should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.

Further, I/we hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s including the posting of my/our name/s in the Pag-IBIG Fund website in case I/we win on the negotiated sale. I/we understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/we promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

_____ SIGNATURE OF OFFEROR OVER PRINTED NAME	_____ SIGNATURE OF AUTHORIZED REPRESENTATIVE OVER PRINTED NAME (IF ANY)	_____ DATE
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THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

REGISTRATION FORM (NEGOTIATED SALE)	
Date of submission/ registration	:
Batch No.	:
Offeror's Name	: Last Name First Name Middle Name (Maiden Name)
Date of Birth	:
Gender	: ☐ Male ☐ Female
Present Address	:
Contact Nos.	:
Email address	:
Name of Attorney in Fact (Representative if applicable)	: Last Name First Name Middle Name

OFFEROR'S COPY

REGISTRATION FORM (NEGOTIATED SALE)	
Date of submission/ registration	:
Batch No.	:
Offeror's Name	: Last Name First Name Middle Name (Maiden Name)
Date of Birth	:
Gender	: ☐ Male ☐ Female
Present Address	:
Contact Nos.	:
Email address	:
Name of Attorney in Fact (Representative if applicable)	: Last Name First Name Middle Name

PAG-BIG FUND COPY