



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

**INVITATION TO BID**

February 19, 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
March 22, 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](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 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;
      - One year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
    - 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.
    - 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.
- Additional Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PURCHASE	ADDITIONAL DISCOUNT
CASH	30%

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SHORT TERM INSTALLMENT	20%
LONG 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.

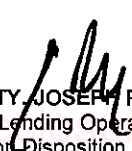
17. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an Acknowledgement Receipt once a winning bidder has been declared.

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. 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](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.

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

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Pag-IBIG Fund  
San Fernando Housing HUB  
MARCH 22, 2019

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>PAMPANGA</b>														
1	8017097513	17	18	AMBER HOMES	BICAL	MABALACAT	PAMPANGA	ROWHOUSE	181817	35	20	402,237.00	10/23/2017	UNOCCUPIED
2	8017266412	6	15	BLOOMFIELD SUBDIVISION	BICAL	MABALACAT	PAMPANGA	RH-REG	045-2013005864	35	23.00	474,525.00	11/23/2017	UNOCCUPIED
3	8017361017	10	6	LUMINA PAMPANGA	PANIPUAN	MEXICO	PAMPANGA	TH-END	042-2015020156	63	22	564,480.00	09/11/2018	UNOCCUPIED
4	8017117113	5	1	PANORAMA HEIGHTS	CAMUNING	MEXICO	PAMPANGA	VICENTINE II	569672-R	136	104.24	2,210,355.00	09/15/2018	OCCUPIED
5	8017362716	3	2	VILLA DE SAN AGUSTIN	CAMUNING	MEXICO	PAMPANGA	SD	548377-R	157	38.4	951,495.00	11/22/2018	UNOCCUPIED
6	8017361213	6	38	SUMMERFIELD HOMES	SAN RAFAEL	MEXICO	PAMPANGA	H& L	595250-R	72	40.12	1,024,380.00	07/25/2018	OCCUPIED - CLOSED
7	8017360414	39	6	FIESTA COMMUNITIES PORAC	MANIBAUG	PORAC	PAMPANGA	SA-3BR	692667-R	96	46	1,134,636.00	08/11/2018	UNOCCUPIED
8	8017023412	24	5	FIESTA COMMUNITIES PORAC IV	MANIBAUG	PORAC	PAMPANGA	RH-REG IMPRVD	042-2012008218	45	32.50	611,145.00	08/11/2018	UNOCCUPIED
9	8017360619	50	2	FIESTA PORAC SUBDIVISION II	MANIBAUG	PORAC	PAMPANGA	H & L	692997	100	31	845,182.80	08/11/2018	UNOCCUPIED
10	8017093418	14	20	FORTUNEVILLE SUBDIVISION III	MALINO/PANIPUAN	SAN FERNANDO	PAMPANGA	RH-REG W/ LOFT	042-2015002076	50	80	630,420.00	09/04/2018	UNOCCUPIED
<b>TARLAC</b>														
11	8017143817	11	6	EAGLENEST VILLAGE	PARSOLINGAN	GERONA	TARLAC	MARTIN-SD	379582	120	35.50	798,768.00	06/13/2018	UNOCCUPIED
12	8017361419	2	25 A	DON MAURICIO SUBDIVISION	NAMBALAN	STA IGNACIA	TARLAC	SA	396007	120	36.26	839,868.00	08/02/2018	UNOCCUPIED
13	8017361810	9	15	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SA	454018	75	33.18	776,298.00	09/18/2018	UNOCCUPIED
14	8017065312	9	7	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SINGLE ATTACHED	454010	75	33.18	776,340.00	03/09/2017	UNOCCUPIED
15	8017064914	9	16	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SINGLE ATTACHED	454019	75	33.18	776,340.00	03/09/2017	UNOCCUPIED
16	8017064718	9	23	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SINGLE ATTACHED	454026	75	33.18	776,340.00	03/09/2017	UNOCCUPIED
17	8017103210	9	25	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SA	454028	75	33	776,298.00	09/18/2018	UNOCCUPIED
18	8017361918	9	28	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SA	454031	75	31.24	766,172.03	09/18/2018	UNOCCUPIED
19	8017065410	9	30	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SINGLE ATTACHED	454033	75	33.18	776,340.00	03/09/2017	UNOCCUPIED
20	8017064816	19	9	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	SINGLE ATTACHED	454485	40	33.18	650,340.00	03/09/2017	UNOCCUPIED
21	8017065116	19	11	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	TOWN HOUSE	454487	50	57.50	1,092,960.00	03/09/2017	UNOCCUPIED
22	8017065214	21	10	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	TOWNHOUSE	454815	40	46	874,260.00	03/09/2017	UNOCCUPIED
23	8017361516	5	15	FIESTA COMMUNITIES TARLAC	MATATALAIB	TARLAC	TARLAC	H & L	455746	44	44	1,208,445.00	06/22/2018	UNOCCUPIED
24	8017361614	9	17	FIESTA COMMUNITIES TARLAC	MATATALAIB	TARLAC	TARLAC	H & L	455890-R	44	44	1,208,445.00	06/22/2018	OCCUPIED - CLOSED
25	8017361712	18	34	FIESTA COMMUNITIES TARLAC	MATATALAIB	TARLAC	TARLAC	H & L	043-201100585	44	22	627,495.00	06/22/2018	UNOCCUPIED
26	8017362011	34	3	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	RH	043-2011010972	60	40	680,222.40	08/02/2018	OCCUPIED - CLOSED
27	8017362119	5	3	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432568	120		302,400.00	07/31/2018	UNOCCUPIED
28	8017362413	6	38	ST. FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432641	96		241,920.00	07/31/2018	UNOCCUPIED
29	8017362217	7	36	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432748	96		241,920.00	07/31/2018	UNOCCUPIED
30	8017362315	7	38	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432750	96		241,920.00	07/31/2018	UNOCCUPIED
<b>BULACAN</b>														
31	8017727716	11	8	THE GROVE SUBDIVISION	GATBUCA	CALUMPIT	BULACAN	LOT ONLY	T-253180	160.00		698,400.00	09/05/2018	UNOCCUPIED
32	8017763316	7	16	CREEKSTONE SUBDIVISION	IBA O ESTE	CALUMPIT	BULACAN	SA	T-263598	64.00	36.69	894,984.00	09/26/2018	UNOCCUPIED
33	8017698012	19	6	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	RH	T-534473(M)	55.00	45.40	835,365.00	09/17/2018	UNOCCUPIED
34	8017715911	20	31	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	DUPLEX	T-534531M	80.00	45.40	973,665.00	09/17/2018	UNOCCUPIED
35	8017727618	7	25	SPRINGTOWN VILLAS	GAYA GAYA	SAN JOSE DEL MONTE	BULACAN	TH-REG	040-2014006902	40.00		783,144.00	09/18/2018	UNOCCUPIED
36	8017715412	9	5	SPRINGTOWN VILLAS PH2	GAYA GAYA	SAN JOSE DEL MONTE	BULACAN	TH	040-2014006958	40.00	46	808,290.00	09/18/2018	OCCUPIED
37	8017701411	10	7	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	RH	040-2013034652	36.00	20	414,234.00	07/31/2018	OCCUPIED

38	8017701616	15	29	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	RH	040-2013034868	36.00	20	402,492.00	07/31/2018	OCCUPIED
39	8017701518	15	31	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	RH	040-2013034870	36.00	20	402,492.00	07/31/2018	OCCUPIED
40	8017582014	16	46	VERDE HEIGHTS	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	RH	T-441621 (M)	40.00	47.00	553,392.00	09/10/2018	UNOCCUPIED
41	8017728818	45	44	KELSEY HILLS SUBDIVISION	MUZON	SAN JOSE DEL MONTE	BULACAN	RH	040-2013026085	45.00	35.40	857,880.00	05/19/2017	OCCUPIED
<b>NUEVA ECIJA</b>														
42	8017537916	02	02	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32890	150.00		162,000.00	09/13/2018	UNOCCUPIED
43	8017538616	02	04	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32421	150.00		162,000.00	09/13/2018	UNOCCUPIED
44	8017538518	02	07	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-33115	150.00		162,000.00	09/13/2018	UNOCCUPIED
45	8017538812	02	10	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32891	150.00		162,000.00	09/13/2018	UNOCCUPIED
46	8017538714	02	11	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-33114	150.00		162,000.00	09/13/2018	UNOCCUPIED
47	8017537612	02	14	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32889	150.00		162,000.00	09/13/2018	UNOCCUPIED
48	8017538313	02	17	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32423	150.00		162,000.00	09/13/2018	UNOCCUPIED
49	8017538215	02	18	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32425	150.00		162,000.00	09/13/2018	UNOCCUPIED
50	8017538117	02	19	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-33148	187.00		201,960.00	09/13/2018	UNOCCUPIED
51	8017537710	02	40	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32420	150.00		162,000.00	09/13/2018	UNOCCUPIED
52	8017538019	02	41	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32424	150.00		162,000.00	09/13/2018	UNOCCUPIED
53	8017538411	02	42	ASC VILLE 2000	BICAL	MUNOZ	NUEVA ECIJA	LOT ONLY	N-32419	150.00		162,000.00	09/13/2018	UNOCCUPIED
<b>BATAAN</b>														
54	8018230513	2	4	LINCOLN HEIGHTS	SAN PABLO	DINALUPIHAN	BATAAN	TH	038-2012004273	60.00	48.34	1,090,980.00	11/25/2017	UNOCCUPIED
55	8018230210	10	16	RESIDENCIA HERMOSA	MANDAMA	HERMOSA	BATAAN	BEATRICE RH	038-2013002168	40.00	38.70	748,584.00	09/26/2017	UNOCCUPIED
56	8018230318	7	37	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	BEATRICE R	038-2010004846	40.00	38.00	748,584.00	09/26/2017	UNOCCUPIED
57	8018233517	10	34	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	RH	038-2015003302	40.00	38.00	743,580.00	11/25/2017	UNOCCUPIED
58	8018232816	13	2	RESIDENCIA HERMOSA	SUMALO	HERMOSA	BATAAN	TOWN HOUSE	038-2013002206	54.00	53.00	931,890.00	05/19/2018	OCCUPIED
<b>ZAMBALES</b>														
59	8018226616	3	20-A	SUSANA EXECUTIVE VILLAGE	MANGAN-VACA	SUBIC	ZAMBALES	MARGARITA REG	044-2010000494	60	46	1,112,502.00	43342	UNOCCUPIED

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