



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

INVITATION TO BID

October 17, 2017

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct sealed public auctions for the sale of Acquired Assets:

NO.	DATE	PROPERTY LOCATION	VENUE
12 TH	November 14, 2017	TARLAC	JOLLIBEE TARLAC – LUISITA MCARTHUR HIGHWAY SAN MIGUEL TARLAC
13 TH	November 15, 2017	PAMPANGA	JOLLIBEE MAIMPIS SAN FERNANDO PAMPANGA
14 TH	November 16, 2017	BATAAN	JOLLIBEE GROUND FLOOR CENTER PLAZA MALL POBLACION BALANGA CITY BATAAN
15 TH	November 17, 2017	ZAMBALES	PAG-IBIG FUND SUBIC MSB 2 ND FLR FORMOSA TOWER MANILA AVE CBD AREA SUBIC BAY FREEPORT ZONE
16 TH	November 20, 2017	BULACAN	JOLLIBEE MALHACAN BRANCH MALHACAN ROAD MALHACAN MEYCAUAYAN BULACAN
17 TH	November 21, 2017	NUEVA ECIJA	JOLLIBEE MEGA CENTER GEN. TINIO CABANATUAN CITY NUEVA ECIJA

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 office of the **Acquired Assets Division at 2nd Floor Room 9, Suburbia Commercial Center, Maimpis, City of San Fernando, Pampanga** 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 respective venues** starting **9:00 AM** but not later than **12:00 NN** 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.

6. The Bid Offer **shall not be lower** than the minimum bid set by the Fund.
7. Each bid proposal shall be accompanied by a **BIDDER'S BOND** in **CASH** or **MANAGER'S CHECK** issued by any commercial bank, 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.
8. Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - a. **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).
 - b. **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.
 - c. **Pag-IBIG Housing Loan** – payment shall be in the form of monthly amortization based on the approved loan term, which may be up to a maximum of thirty (30) years with the following considerations:
 1. Loan approval and term shall be subject to eligibility requirements stipulated under the Pag-IBIG End-User Home Financing Program guidelines;
 2. The loan amount shall be the bidder's bid offer, net of the 10% downpayment;
 3. In case the housing loan application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 4. The buyer shall be required to file his Pag-IBIG housing loan application and pay the following incidental expenses within thirty (30) calendar days from receipt of the **Notice of Approval of Sale**:
 - a. Processing fee of Three Thousand Pesos (P3,000.00) shall be paid upon submission of complete requirements;
 - b. 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 **Housing Loan** availment. They may only bid thru **Cash** or **Installment Basis**.
9. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following

documents:

- a. Authorization for individual-bidder (may be downloaded at www.pagibigfund.gov.ph/aa/aa.aspx)
- b. Secretary's Certificate for company-bidder

10. The Opening of Bids shall commence from **1:00 PM** until completion.
11. The bidder who offers the highest bid shall be declared as the winner.
12. In case of a tied highest bid, it shall be resolved by applying the following order of preference:
 - a. Cash Offer (*Mode of Payment*);
 - b. Time of Submission of the bid.

If there is still a tie, it shall be resolved immediately by an open bidding between/among the tied highest bidders.

13. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an Acknowledgment Receipt once a winning bidder has been declared.
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 10% bidder's bond shall be forfeited in favor of the Fund.
15. 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.

VISIT THE PAG-IBIG FUND WEBSITE @ www.pagibigfund.gov.ph FOR THE LIST OF PROPERTIES FOR PUBLIC AUCTION

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

OIC - 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 - WITHOUT DISCOUNT

ITEM NO	PROPERTY NUMBER	PROPERTY LOCATION						TYPE	TCT	LOT AREA	FLOOR AREA	APPRAISAL VALUE	MINIMUM BID	APPRAISAL DATE	REMARKS
		BLOCK NO	LOT NO	SUBDIVISION NAME	BARANGAY	CITY/MUNICIPALITY	PROVINCE								
TARLAC															
1	8017025616	6	2	VILLA GENEROSA	ESTRADA	CAPAS	TARLAC	H & L	397276	80	36	869,100.00	869,100.00	07/20/2016	UNOCCUPIED-CLOSED
2	8017025714	17	24	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO	CAPAS	TARLAC	LOT ONLY	351066	60		231,000.00	231,000.00	07/27/2016	OCCUPIED-BORROWER
3	8017026013	17	26	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO	CAPAS	TARLAC	H & L	351068	60	46	681,100.00	681,100.00	07/27/2016	OCCUPIED-BORROWER
4	8016590518	10	8	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	H & L	350006	60	45	673,600.00	673,600.00	10/19/2016	OCCUPIED
5	8016590812	10	10	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	LOT ONLY	350008	60		231,000.00	231,000.00	10/19/2016	UNOCCUPIED
6	8017026219	14	13	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	H & L	350804	60		1,226,800.00	1,226,800.00	07/27/2016	OCCUPIED-THIRD PARTY
7	8017026216	14	15	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	H & L	350806	73		281,050.00	281,050.00	07/27/2016	OCCUPIED-THIRD PARTY
8	8016580712	24	53	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	H & L	352711	60	45	762,100.00	762,100.00	10/19/2016	OCCUPIED-BORROWER
9	8016581110	24	54	VILLA DE STO ROSARIO SUBDIVISION	STO ROSARIO & CUTCUT	CAPAS	TARLAC	LOT ONLY	352712	60		231,000.00	231,000.00	10/19/2016	OCCUPIED-BORROWER
10	8017026512	1	6	ST JOHN VILLAGE	SAN JUAN	CONCEPCION	TARLAC	H & L	390846	120	130	2,504,800.00	2,504,800.00	11/29/2016	OCCUPIED-THIRD PARTY
11	8017026610	1	7	ST JOHN VILLAGE	SAN JUAN	CONCEPCION	TARLAC	H & L	390847	120		396,000.00	396,000.00	11/29/2016	OCCUPIED-THIRD PARTY
12	8017026816	5	6	ST JOHN VILLAGE	SAN JUAN	CONCEPCION	TARLAC	H & L	393116	150	130	2,412,100.00	2,412,100.00	11/29/2016	OCCUPIED-CLOSED
13	8017027018	6	8	ST JOHN VILLAGE	SAN JUAN	CONCEPCION	TARLAC	H & L	392152	75	33	663,200.00	663,200.00	09/14/2016	OCCUPIED-CLOSED
14	8017027116	9	11	ST JOHN VILLAGE	SAN JUAN	CONCEPCION	TARLAC	H & L	391244	60	30	557,300.00	557,300.00	11/29/2016	OCCUPIED-CLOSED
15	8017027214	127	11	VILLA DE CONCEPCION RESIDENTIAL ESTATE	STA ROSA	CONCEPCION	TARLAC	H & L	454890	36	34	602,100.00	602,100.00	03/09/2017	UNOCCUPIED
16	8017027312	130	9	VILLA DE CONCEPCION RESIDENTIAL ESTATE	STA ROSA	CONCEPCION	TARLAC	H & L	454947	36	34	617,814.00	617,814.00	10/08/2016	UNOCCUPIED
17	8017027410	131	13	VILLA DE CONCEPCION RESIDENTIAL ESTATE	STA ROSA	CONCEPCION	TARLAC	H & L	454970	36	34	622,800.00	622,800.00	10/08/2016	UNOCCUPIED
18	8017027517	136	5	VILLA DE CONCEPCION RESIDENTIAL ESTATE	STA ROSA	CONCEPCION	TARLAC	H & L	455026	50	34	707,600.00	707,600.00	10/08/2016	OCCUPIED-THIRD PARTY
19	8017027615		446		POBLACION NORTH	RAMOS	TARLAC	H & L	043-2016010823	113	73.50	841,100.00	841,100.00	12/14/2016	OCCUPIED-BORROWER
20	8017027713		445-C		POBLACION NORTH	RAMOS	TARLAC	LOT ONLY	043-2016010824	175		175,000.00	175,000.00	12/14/2016	OCCUPIED-BORROWER
21	8017027811	2	6B	DON MAURICIO SUBDIVISION	NAMBALAN	STA IGNACIA	TARLAC	H & L	393689	80	68	938,400.00	938,400.00	08/31/2016	OCCUPIED-BORROWER
22	8016987514	2	7B	DON MAURICIO SUBDIVISION	NAMBALAN	STA IGNACIA	TARLAC	H & L	393692	80	80	938,400.00	938,400.00	10/08/2016	OCCUPIED-THIRD PARTY
23	8017027919	4	21A	DON MAURICIO SUBDIVISION	NAMBALAN	STA IGNACIA	TARLAC	H & L	393651	123	36	770,845.00	770,845.00	08/03/2016	UNOCCUPIED
24	8017028012	25	14	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441884	40	25	386,100.00	386,100.00	10/21/2016	OCCUPIED
25	8017028110	25	16	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441886	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED
26	8017028218	25	17	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441887	52	25	424,900.00	424,900.00	10/21/2016	OCCUPIED-BORROWER
27	8017028316	25	18	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441888	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED-BORROWER
28	8017028414	25	21	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441891	40	25	386,100.00	386,100.00	10/21/2016	OCCUPIED-BORROWER
29	8017028511	25	24	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441894	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED-BORROWER
30	8017028619	25	28	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441898	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED-THIRD PARTY
31	8017028717	25	32	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441902	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED-CLOSED
32	8017028815	25	38	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441908	40	25	371,800.00	371,800.00	10/21/2016	OCCUPIED-BORROWER
33	8017028913	25	46	ROSMONT VILLAGE	BUHILIT	TARLAC	TARLAC	H & L	441916	42	25	385,100.00	385,100.00	10/21/2016	OCCUPIED-THIRD PARTY
34	8016564010	10	27	CAPITOL VILLAS SUBDIVISION	CARANGIAN	TARLAC	TARLAC	H & L	332752	40	38	476,100.00	476,100.00	05/04/2016	OCCUPIED-THIRD PARTY
35	8017029017	10	12	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	H & L	454264	75	33.18	927,500.00	927,500.00	08/03/2016	OCCUPIED-THIRD PARTY
36	8017029115	20	10	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	H & L	454503	40	46	941,400.00	941,400.00	06/29/2016	UNOCCUPIED
37	8017029213	20	18	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	H & L	454511	40	46	1,001,500.00	1,001,500.00	08/03/2016	UNOCCUPIED

38	8017029311	20	21	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	H & L	454414	50	57.50	1,289,500.00	1,289,500.00	08/03/2016	UNOCCUPIED
39	8017029419	20	23	SALEM ESTATE SUBDIVISION	CULIPAT	TARLAC	TARLAC	H & L	454817	50	57.50	1,214,400.00	1,214,400.00	05/27/2016	UNOCCUPIED
40	8017029516	4	65	VILLA DELA PAZ SUBDIVISION	DELA PAZ	TARLAC	TARLAC	H & L	376180	70	25	422,400.00	422,400.00	08/17/2016	OCCUPIED-BORROWER
41	8017029614	4	67	VILLA DELA PAZ SUBDIVISION	DELA PAZ	TARLAC	TARLAC	H & L	376181	70	25	317,590.00	317,590.00	08/17/2016	OCCUPIED-BORROWER
42	8017029712	19	18	VILLA DELA PAZ SUBDIVISION	DELA PAZ	TARLAC	TARLAC	H & L	375604	70	25	393,300.00	393,300.00	08/17/2016	OCCUPIED-THIRD PARTY
43	8016608610	10	48	SUNRISE VILLAGE	MALIWALO	TARLAC	TARLAC	H & L	435543	72	30	549,500.00	549,500.00	10/19/2016	OCCUPIED-THIRD PARTY
44	8017029810	7	21	ROSMONT EXECUTIVE VILLAS	PANAMPUNAN	TARLAC	TARLAC	H & L	374217	139	124.82	2,505,718.00	2,505,718.00	09/14/2016	OCCUPIED-CLOSED
45	8017029918	30	24	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	H & L	043-2011011941	60	20.66	503,600.00	503,600.00	08/31/2016	OCCUPIED-BORROWER
46	8017030017	35	20	SHANGRILA HOMES SUBDIVISION	SAN JOSE	TARLAC	TARLAC	H & L	043-2011011013	60	40	748,500.00	748,500.00	02/17/2016	OCCUPIED-CLOSED
47	8017012111	18	34	FAMILY PARK HOMES	SAN MIGUEL	TARLAC	TARLAC	H & L	043-2017002575	60	40	312,420.00	312,420.00	01/26/2017	UNOCCUPIED-CLOSED
48	8017030116	3	6	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432413	96		268,800.00	268,800.00	03/09/2016	UNOCCUPIED
49	8017030214	7	33	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432745	96		268,800.00	268,800.00	03/09/2016	UNOCCUPIED
50	8017030312	7	35	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432747	96		268,800.00	268,800.00	03/09/2016	UNOCCUPIED
51	8017030410	7	40	ST FRANCIS HOMES	SAN RAFAEL	TARLAC	TARLAC	LOT ONLY	432752	96		268,800.00	268,800.00	03/09/2016	UNOCCUPIED
52	8017030517	2	7	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373159	96	89.60	1,847,000.00	1,847,000.00	09/14/2016	OCCUPIED-THIRD PARTY
53	8017030615	3	14	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373178	96	69.80	1,714,176.00	1,714,176.00	09/14/2016	UNOCCUPIED
54	8017030713	3	15	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373179	96	69.80	1,714,176.00	1,714,176.00	09/14/2016	UNOCCUPIED
55	8017030811	3	17	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373181	96	69.80	1,714,176.00	1,714,176.00	09/14/2016	UNOCCUPIED
56	8017030919	3	18	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373182	96	89.80	1,714,176.00	1,714,176.00	09/14/2016	UNOCCUPIED
57	8017031013	4	5	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373188	95	89.80	1,924,300.00	1,924,300.00	09/14/2016	UNOCCUPIED
58	8017031111	5	5	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373216	96	89.80	1,373,295.00	1,373,295.00	09/14/2016	UNOCCUPIED
59	8017031219	6	13	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373246	96	89.80	1,714,176.00	1,714,176.00	09/14/2016	UNOCCUPIED
60	8017031317	6	17	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373250	96	89.80	1,847,000.00	1,847,000.00	09/14/2016	OCCUPIED-THIRD PARTY
61	8017031415	7	23	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	374219	139	124.82	2,545,650.00	2,545,650.00	09/14/2016	OCCUPIED-CLOSED
62	8017031512	7	31	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373742	139	124.82	2,545,650.00	2,545,650.00	09/14/2016	OCCUPIED-THIRD PARTY
63	8017031610	8	27	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377274	135	124.82	2,449,986.00	2,449,986.00	09/14/2016	UNOCCUPIED
64	8017031718	8	37	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377284	135	75.20	1,553,954.00	1,553,954.00	09/15/2016	UNOCCUPIED
65	8017031816	8	40	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	373748	141	75.20	1,854,050.00	1,854,050.00	09/14/2016	OCCUPIED-THIRD PARTY
66	8017031914	9	14	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377299	135	124.82	2,592,916.00	2,592,916.00	09/14/2016	UNOCCUPIED
67	8017032017	9	16	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377301	135	124.82	2,592,916.00	2,592,916.00	09/14/2016	UNOCCUPIED
68	8017032115	9	23	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377308	135	124.82	2,571,899.00	2,571,899.00	09/14/2016	UNOCCUPIED
69	8017032213	9	29	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377314	135	124.82	2,571,899.00	2,571,899.00	09/14/2016	UNOCCUPIED
70	8017032311	9	31	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377316	136	124.82	2,571,899.00	2,571,899.00	09/14/2016	UNOCCUPIED
71	8017032419	9	32	ROSMONT EXECUTIVE VILLAS	SEPUNG CALSADA	TARLAC	TARLAC	H & L	377317	135	82.97	1,689,186.00	1,689,186.00	09/14/2016	UNOCCUPIED
72	8017032516	14	10	VICTORIAN COUNTRY HOMES	BULO	VICTORIA	TARLAC	H & L	417461	50	60.78	686,400.00	686,400.00	04/19/2016	OCCUPIED