



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								
PAMPANGA															
1	8017024719	28	31	ANGELENOS VILLE SUBDIVISION	CUAYAN	ANGELES	PAMPANGA	H & L	126955	42	31.30	575,302.00	575,302.00	10/01/2016	UNOCCUPIED
2	8017024817	18	59	SAVANNAH GREEN PLAINS	CUAYAN	ANGELES	PAMPANGA	H & L	185440	50	51	968,854.00	968,854.00	06/23/2017	UNOCCUPIED
3	8017024915	18	58	SAVANNAH GREEN PLAINS	CUAYAN	ANGELES	PAMPANGA	H & L	185439	58	51	968,854.00	968,854.00	06/23/2017	UNOCCUPIED
4	8017025019	6	7	VILLA REMEDIOS HOMES	CUTUD	ANGELES	PAMPANGA	H & L	105357	100	30	802,000.00	802,000.00	10/11/2016	OCCUPIED-THIRD PARTY
5	8017025117	15	17	FIESTA COMMUNITIES ANGELES	TABUN	ANGELES	PAMPANGA	H & L	045-2011004932	65	56.84	1,327,300.00	1,327,300.00	03/09/2016	OCCUPIED-BORROWER
6	8017025215	34	24	FIESTA COMMUNITIES ANGELES	TABUN	ANGELES	PAMPANGA	H & L	045-2011005519	44	37	858,800.00	858,800.00	01/26/2016	OCCUPIED-THIRD PARTY
7	8017025313	1	21	LARLIN VILLAGE	SAN JUAN	APALIT	PAMPANGA	H & L	442500-R	69	24	486,590.00	486,590.00	08/03/2016	OCCUPIED-THIRD PARTY
8	8017025411	3	9	LARLIN VILLAGE	SAN JUAN	APALIT	PAMPANGA	H & L	442554-R	60	35.50	598,300.00	598,300.00	08/03/2016	OCCUPIED-THIRD PARTY
9	8016531813	4	7	VILLA DE SAN ANTONIO SUBDIVISION	SAN ANTONIO	ARAYAT	PAMPANGA	H & L	428685-R	72	32.38	506,460.00	506,460.00	05/12/2016	OCCUPIED-THIRD PARTY
10	8016728712	3	8	STA RITA SUBDIVISION	RIZAL/MAQUIAPO	GUAGUA	PAMPANGA	LOT ONLY	042-2010008911	150		120,000.00	120,000.00	12/09/2016	UNOCCUPIED
11	8016748414	3	10	STA RITA SUBDIVISION	RIZAL/MAQUIAPO	GUAGUA	PAMPANGA	LOT ONLY	042-2010008912	150		120,000.00	120,000.00	12/09/2016	UNOCCUPIED
12	8016748511	7	9	STA RITA SUBDIVISION	RIZAL/MAQUIAPO	GUAGUA	PAMPANGA	LOT ONLY	042-2010008913	150		120,000.00	120,000.00	12/09/2016	UNOCCUPIED
13	8017005518	3	34	BLOOMFIELD	BICAL	MABALACAT	PAMPANGA	H & L	045-2013005962	40	29	615,900.00	615,900.00	06/11/2016	UNOCCUPIED
14	8017025812	6	4	ST EXPEDITUS VILLAGE	BICAL	MABALACAT	PAMPANGA	LOT ONLY	151208	105		223,650.00	223,650.00	11/11/2016	UNOCCUPIED
15	8017025910	7	1	ST EXPEDITUS VILLAGE	BICAL	MABALACAT	PAMPANGA	H & L	151217	104	37.75	763,320.00	763,320.00	04/19/2016	OCCUPIED-THIRD PARTY
16	8017026415	3	7	MIARA HEIGHTS	BUNDAGUL	MABALACAT	PAMPANGA	H & L	497324-R	136	33.12	808,320.00	808,320.00	06/15/2016	OCCUPIED-CLOSED
17	8017026111	17	3	ST REMY HOMES SUBDIVISION	BUNDAGUL	MABALACAT	PAMPANGA	H & L	583138-R	90	42	927,100.00	927,100.00	09/14/2016	OCCUPIED-THIRD PARTY
18	8017026718	8	10	MIRUS RESIDENCES	MABIGA	MABALACAT	PAMPANGA	H & L	045-2011006837	72	70	1,646,300.00	1,646,300.00	06/11/2016	UNOCCUPIED
19	8017032614	6	54	FIESTA COMMUNITIES MABALACAT III	MAMATITANG	MABALACAT	PAMPANGA	H & L	183899	50	31.20	683,900.00	683,900.00	05/31/2016	UNOCCUPIED
20	8017032712	5	29	TENNYSONVILLE SUBDIVISION	TABUN	MABALACAT	PAMPANGA	H & L	191834	45.50	25.02	546,260.00	546,260.00	08/06/2016	UNOCCUPIED
21	8017032810	7	2	VILLA DE SAN AGUSTIN	CAMUNING	MEXICO	PAMPANGA	H & L	548443-R	120	36	924,500.00	924,500.00	10/28/2016	OCCUPIED-CLOSED
22	8017032918	11	10	ROYAL MEADOWS SUBDIVISION	TANGLE	MEXICO	PAMPANGA	H & L	528280-R	60	32.68	404,800.00	404,800.00	10/19/2016	OCCUPIED-CLOSED
23	8017033012	30	7	FIESTA COMMUNITIES PORAC IV	MANIBAUG	PORAC	PAMPANGA	H & L	683947-R	45	20.81	515,550.00	515,550.00	05/31/2016	UNOCCUPIED
24	8016593415	1	2	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	521699-R	50	47	567,200.00	567,200.00	05/14/2016	OCCUPIED-THIRD PARTY
25	8016573117	1	10	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	521707-R	50	47	550,600.00	550,600.00	05/14/2016	OCCUPIED-CLOSED
26	8016587518	2	5	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	521712-R	50	47	567,200.00	567,200.00	05/14/2016	OCCUPIED-THIRD PARTY
27	8016585216	3	9	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	521730-R	50	47	567,200.00	567,200.00	05/14/2016	OCCUPIED-THIRD PARTY
28	8016587411	3	14 B	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	509988-R	50	47	538,500.00	538,500.00	05/14/2016	OCCUPIED-THIRD PARTY
29	8016582418	3	17 B	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	509994-R	50	47	538,500.00	538,500.00	05/14/2016	OCCUPIED-CLOSED
30	8016579212	3	24 B	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	510008-R	50	47	538,500.00	538,500.00	05/14/2016	OCCUPIED-THIRD PARTY
31	8016587313	4	3	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	521742-R	60	47	594,700.00	594,700.00	05/14/2016	OCCUPIED-CLOSED
32	8016584319	9	16 B	FORTUNEVILLE SUBDIVISION	BALITI	SAN FERNANDO	PAMPANGA	H & L	510056-R	50	47	538,500.00	538,500.00	05/14/2016	OCCUPIED-CLOSED
33	8017033110	5	23	RENVILLE SUBDIVISION II	CALULUT	SAN FERNANDO	PAMPANGA	H & L	585738-R	80	46.88	927,600.00	927,600.00	10/01/2016	OCCUPIED-BORROWER
34	8017033218	10	18	LA ALDEA FERNANDINA I	DEL CARMEN	SAN FERNANDO	PAMPANGA	H & L	042-2011006367	40	44.50	1,006,900.00	1,006,900.00	08/24/2016	OCCUPIED-BORROWER
35	8017033316	10	19	LA ALDEA FERNANDINA I	DEL CARMEN	SAN FERNANDO	PAMPANGA	H & L	042-2011006368	40		248,800.00	248,800.00	08/24/2016	OCCUPIED-BORROWER
36	8016672415	5	4	DELA PAZ VILLAGE	DELA PAZ SUR	SAN FERNANDO	PAMPANGA	H & L	539601-R	128	36	795,300.00	795,300.00	05/03/2016	OCCUPIED
37	8017033511	2	22	TWO SOLANA SUBDIVISION	MAGLIMAN	SAN FERNANDO	PAMPANGA	H & L	042-2012003673	100		1,215,100.00	1,215,100.00	08/24/2016	OCCUPIED-BORROWER

38	8017033619	2	24	TWO SOLANA SUBDIVISION	MAGLIMAN	SAN FERNANDO	PAMPANGA	H & L	042-2012003675	100		1,215,100.00	1,215,100.00	08/24/2016	OCCUPIED-BORROWER
39	8017033619	9	6	FORTUNEVILLE III SUBDIVISION	MALINO/PANIPUAN	SAN FERNANDO	PAMPANGA	H & L	042-2016018643	50	72.50	868,400.00	868,400.00	11/08/2016	OCCUPIED
40	8016791913	10	32	FORTUNEVILLE III SUBDIVISION	MALINO/PANIPUAN	SAN FERNANDO	PAMPANGA	H & L	042-2016016839	50	75.00	892,900.00	892,900.00	11/08/2016	OCCUPIED-CLOSED
41	8016898717	11	14	FIESTA HOMES MALPITIC	MALPITIC	SAN FERNANDO	PAMPANGA	H & L	644565-R	72	25	647,400.00	647,400.00	05/11/2016	UNOCCUPIED
42	8016900513	19	9	FIESTA HOMES MALPITIC	MALPITIC	SAN FERNANDO	PAMPANGA	H & L	644668-R	99	25	755,400.00	755,400.00	05/11/2016	UNOCCUPIED
43	8016802112	12	13	MALINOVILLE SUBD PHASE 1	PANIPUAN	SAN FERNANDO	PAMPANGA	H & L	042-2012008366	120	36.10	661,125.00	661,125.00	09/21/2017	UNOCCUPIED
44	8016802210	12	15	MALINOVILLE SUBD PHASE 1	PANIPUAN	SAN FERNANDO	PAMPANGA	LOT ONLY	042-2012008367	120		366,000.00	366,000.00	09/21/2017	UNOCCUPIED
45	8016640017	3	23	MALINOVILLE SUBD PHASE 2	PANIPUAN	SAN FERNANDO	PAMPANGA	H & L	457195-R	70	38.50	580,000.00	580,000.00	05/04/2016	OCCUPIED-THIRD PARTY
46	8016665210	8	4	MALINOVILLE SUBD PHASE 2	PANIPUAN	SAN FERNANDO	PAMPANGA	H & L	457255-R	70	38.50	529,600.00	529,600.00	05/04/2016	OCCUPIED-THIRD PARTY
47	8017033815	7	27	VILLA BARCELONA SUBDIVISION	SINDALAN	SAN FERNANDO	PAMPANGA	H & L	538597-R	60	45.22	724,700.00	724,700.00	03/09/2017	OCCUPIED-BORROWER
48	8016800710	3	5	VILLA BARCELONA I SUBDIVISION	SINDALAN	SAN FERNANDO	PAMPANGA	H & L	535473-R	60	45.22	724,700.00	724,700.00	05/12/2016	OCCUPIED-THIRD PARTY
49	8017033913	16	9	VILLA BARCELONA II SUBDIVISION	SINDALAN	SAN FERNANDO	PAMPANGA	H & L	565904-R	60	45.22	694,900.00	694,900.00	01/19/2017	OCCUPIED-CLOSED
50	8017034016	6	8	VILLA BARCELONA III SUBDIVISION	SINDALAN	SAN FERNANDO	PAMPANGA	H & L	591712-R	120	60	1,199,200.00	1,199,200.00	03/09/2017	OCCUPIED-CLOSED
51	8016733810	2	6	SUNNYROSS SUBDIVISION	BECURAN	STA RITA	PAMPANGA	LOT ONLY	042-2010010032	150		180,000.00	180,000.00	12/19/2016	UNOCCUPIED