



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								
BULACAN															
1	8017655216	09	01	THE GROVE SUBDIVISION	GATBUCA	CALUMPIT	BULACAN	LOT ONLY	T-253137	141.00		628,680.00	628,680.00	02/12/2016	LOT ONLY
2	8017652310		36-D-1	REMARVILLE HOMES	TIAONG	GUIGUINTO	BULACAN	H & L	T-221040	100.00	20	617,100.00	617,100.00	05/02/2016	OCCUPIED
3	8017650516		36-P-2	REMARVILLE HOMES I	TIAONG	GUIGUINTO	BULACAN	H & L	T-221005(M)	100.00	30.00	771,300.00	771,300.00	05/02/2016	OCCUPIED
4	8017628310	04	17	REMARVILLE HOMES II	MALIS	GUIGUINTO	BULACAN	H & L	T-244026	60.00	20.00	487,090.00	487,090.00	07/23/2016	OCCUPIED
5	8017658415	01	03	ST AGATHA SUBDIVISION	TIKAY	MALOLOS	BULACAN	LOT ONLY	039-2011007073	80.00		538,400.00	538,400.00	01/06/2016	LOT ONLY
6	8017645517	07	43	ST AGATHA SUBDIVISION PH II	TIKAY	MALOLOS	BULACAN	LOT ONLY	T-171028	60.00		403,800.00	403,800.00	01/06/2016	LOT ONLY
7	8017648716	07	05	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	H & L	T-533602(M)	40.00	29.20	541,400.00	541,400.00	12/10/2015	UNOCCUPIED
8	8017648413	08	31	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	H & L	T-534385(M)	40.00	29.20	487,190.00	487,190.00	12/10/2015	UNOCCUPIED
9	8017649917	10	20	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	H & L	T-533688(M)	40.00	29.20	541,400.00	541,400.00	12/10/2015	OCCUPIED
10	8017657616	06	16	GREEN FORBES RESIDENCES	LOMA DE GATO	MARILAO	BULACAN	H & L	T-533589(M)	80.00		1,335,000.00	1,335,000.00	10/13/2016	OCCUPIED
11	8017649016	15	42	BEVERLY HOMES	PRENZA II	MARILAO	BULACAN	H & L	T-556710(M)	40.00		538,500.00	538,500.00	01/18/2016	OCCUPIED
12	8017638312	34	14	BEVERLY HOMES	PRENZA II	MARILAO	BULACAN	H & L	040-2011015137	38.00		514,460.00	514,460.00	05/15/2016	OCCUPIED
13	8017658111	02	01	VILLA LIBRADA	BINTOG	PLARIDEL	BULACAN	H & L	T-282696	99.00		995,670.00	995,670.00	12/07/2016	OCCUPIED
14	8017656318	13	29	ESTRELLA HOMES III	GAYA-GAYA	SAN JOSE DEL MONTE	BULACAN	H & L	T-467175(M)	40.00		560,800.00	560,800.00	12/20/2016	OCCUPIED
15	8017652016	01	30	SPRINGTOWN VILLAS PH I	GAYA-GAYA	SAN JOSE DEL MONTE	BULACAN	H & L	040-2011014218	40.00		926,000.00	926,000.00	10/25/2016	OCCUPIED
16	8017652114	02	08	SPRINGTOWN VILLAS PH I	GAYA-GAYA	SAN JOSE DEL MONTE	BULACAN	H & L	040-2011014218	40.00		926,000.00	926,000.00	10/25/2016	OCCUPIED
17	8017654514	09	19	MONTECILLO TOWNHOMES	GRACEVILLE	SAN JOSE DEL MONTE	BULACAN	H & L	040-2011012521	66.00		960,080.00	960,080.00	11/09/2016	OCCUPIED
18	8017644816	05	05	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034532	36.00		486,400.00	486,400.00	03/11/2016	UNOCCUPIED
19	8017645312	05	06	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034533	36.00		486,400.00	486,400.00	03/11/2016	UNOCCUPIED
20	8017657714	05	11	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034538	36.00	20	486,400.00	486,400.00	09/22/2016	OCCUPIED
21	8017660812	06	03	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034555	36.00	20	486,400.00	486,400.00	09/22/2016	OCCUPIED
22	8017644914	06	14	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034566	36.00		486,400.00	486,400.00	03/11/2016	UNOCCUPIED
23	8017657910	06	27	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034579	49.00	20	525,400.00	525,400.00	09/22/2016	OCCUPIED
24	8017657812	07	13	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034594	36.00	20	486,400.00	486,400.00	09/22/2016	OCCUPIED
25	8017655715	07	17	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034598	36.00	20	486,400.00	486,400.00	11/28/2016	OCCUPIED
26	8017656416	14	14	WINTER BREEZE HOMES	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034808	36.00	20	486,400.00	486,400.00	10/25/2016	OCCUPIED
27	8017652212	05	02	WINTER BREEZE HOMES PH I	MINUYAN	SAN JOSE DEL MONTE	BULACAN	H & L	040-2013034529	43.00	20	520,500.00	520,500.00	10/25/2016	OCCUPIED
28	8017651012	11	23	VILLA MUZON SUBDIVISION	MUZON	SAN JOSE DEL MONTE	BULACAN	H & L	T-503054(M)	44.00	20.00	388,660.00	388,660.00	11/30/2015	OCCUPIED
29	8017658512	76	05	BENJAMIN VILLAGE III	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H & L	T-72420P(M)	36.00		428,300.00	428,300.00	12/20/2016	OCCUPIED
30	8017657313	01	03	EAGLE VIEW EXECUTIVE VILLAGE II	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H & L	T-505370(M)	50.00	25.40	570,360.00	570,360.00	12/14/2015	OCCUPIED
31	8017657215	01	08	EAGLE VIEW EXECUTIVE VILLAGE II	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H & L	T-505375(M)	50.00	25.40	495,900.00	495,900.00	12/14/2015	OCCUPIED
32	8017654015	01	09	EAGLE VIEW EXECUTIVE VILLAGE II	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H & L	T-505376(M)	50.00	25.40	495,900.00	495,900.00	12/14/2015	OCCUPIED
33	8017648119	16	41	VERDE HEIGHTS SUBDIVISION	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H&L	T-4040371(M)	40.00	47.88	763100.00	12/03/2015	OCCUPIED	
34	8017629618	36	10	VERDE HEIGHTS SUBDIVISION	STO CRISTO	SAN JOSE DEL MONTE	BULACAN	H & L	T-414513	40.00	47.00	710,200.00	710,200.00	07/22/2016	OCCUPIED
35	8017636714	01	02	SERRATA HOMES	TUNGKONG MANGGA	SAN JOSE DEL MONTE	BULACAN	H & L	T-312430(M)	56.00		726,585.00	726,585.00	02/01/2016	UNOCCUPIED
36	8017645018	26	08	NEMARVILLE HOMES PH II	SAN JUAN	SAN MIGUEL	BULACAN	LOT ONLY	T-251858	80.00		260,800.00	260,800.00	05/02/2016	LOT ONLY
37	8017645116	26	09	NEMARVILLE HOMES PH II	SAN JUAN	SAN MIGUEL	BULACAN	LOT ONLY	T-251859	80.00		260,800.00	260,800.00	05/02/2016	LOT ONLY

38	8017643714	30	41	EL PUEBLO DEL RIO	CAYPOMBO	STA MARIA	BULACAN	H & L	T-472062(M)	61.00		1,154,140.00	1,154,140.00	01/14/2016	UNOCCUPIED
39	8017648912	16	17	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-471567(M)	77.00		1,250,480.00	1,250,480.00	01/14/2016	OCCUPIED
40	8017654417	16	18	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-471568(M)	77.00		1,192,580.00	1,192,580.00	01/14/2016	OCCUPIED
41	8017658816	17	11	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-59883P(M)	86.00		1,203,470.00	1,203,470.00	01/14/2016	UNOCCUPIED
42	8017646511	23	20	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	0402013026348	114.00		1,727,160.00	1,727,160.00	01/14/2016	OCCUPIED
43	8017646414	24	55	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-59941P(M)	44.00		1,016,560.00	1,016,560.00	01/14/2016	OCCUPIED
44	8017653618	24	68	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-59954P(M)	44.00		1,044,060.00	1,044,060.00	01/14/2016	OCCUPIED
45	8017646717	29	46	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-471973(M)	44.00		1,044,060.00	1,044,060.00	01/14/2016	OCCUPIED
46	8017647017	33	122	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-473564(M)	44.00		516,480.00	516,480.00	11/23/2015	OCCUPIED
47	8017649515	34	72	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-473703(M)	37.00		968,680.00	968,680.00	01/14/2016	OCCUPIED
48	8017649613	35	15	EL PUEBLO DEL RIO	CAYPOMBO & MAGASAWANG SAPA	STA MARIA	BULACAN	H & L	T-473739(M)	50.00		1,057,600.00	1,057,600.00	01/14/2016	OCCUPIED
49	8017647516	36	04	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472416	40.00	23.44	551,200.00	551,200.00	03/08/2016	OCCUPIED
50	8017647712	36	57	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472469(M)	40.00	23.44	551,200.00	551,200.00	03/08/2016	OCCUPIED
51	8017660616	36	63	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472475(M)	40.00		525,700.00	525,700.00	10/03/2016	OCCUPIED
52	8017660518	36	73	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472485(M)	75.00		726,600.00	726,600.00	10/03/2016	OCCUPIED
53	8017647918	37	52	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472538(M)	40.00	23.44	534,600.00	534,600.00	03/08/2016	UNOCCUPIED
54	8017647810	38	05	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472565(M)	40.00	23.44	551,200.00	551,200.00	03/08/2016	OCCUPIED
55	8017655118	39	04	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472577(M)	40.00		525,700.00	525,700.00	12/12/2016	OCCUPIED
56	8017647614	40	11	VILLA CORAZON SUBDIVISION	GUYONG	STA MARIA	BULACAN	H & L	T-472594	40.00	23.44	551,200.00	551,200.00	03/08/2016	UNOCCUPIED
57	8017644317	05	67	AMBER HOMES	POBLACION	STA MARIA	BULACAN	H & L	T-518406	39.97	40.00	824,500.00	824,500.00	03/08/2016	OCCUPIED
58	8017647115	51	03	DELA COSTA HOMES IV	SAN VICENTE	STA MARIA	BULACAN	H & L	T-560099(M)	45.00		461,750.00	461,750.00	11/30/2015	UNOCCUPIED
59	8017647213	51	04	DELA COSTA HOMES IV	SAN VICENTE	STA MARIA	BULACAN	H & L	T-560100(M)	45.00		461,750.00	461,750.00	11/30/2015	UNOCCUPIED
60	8017647311	07	05	DELA COSTA HOMES VI	SAN VICENTE	STA MARIA	BULACAN	H & L	T-559437(M)	45.00		461,750.00	461,750.00	11/30/2015	OCCUPIED
61	8017653510	09	08	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-453810(M)	100.00		1,048,500.00	1,048,500.00	01/18/2016	UNOCCUPIED
62	8017655813	11	05	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-453909(M)	100.00		1,048,500.00	1,048,500.00	01/18/2016	OCCUPIED
63	8017646619	09	22	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-452824(M)	103.00		1,031,100.00	1,031,100.00	01/18/2016	UNOCCUPIED
64	8017647419	23	13	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-454890(M)	111.00		1,120,700.00	1,120,700.00	01/18/2016	OCCUPIED
65	8017654211	01	03	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-453379(M)	100.00		1,048,500.00	1,048,500.00	12/15/2016	OCCUPIED
66	8017658610	12	14	DOLMAR GOLDEN HILLS SUBD	SAN VICENTE	STA MARIA	BULACAN	H & L	T-453940(M)	100.00		1,075,400.00	1,075,400.00	12/15/2016	OCCUPIED
67	8017660313	06	06	H. DELA COSTA HOMES VI	SAN VICENTE	STA MARIA	BULACAN	H & L	T-559428(M)	45.00		486,800.00	486,800.00	12/20/2016	OCCUPIED
68	8017660411	10	10	H. DELA COSTA HOMES VI	SAN VICENTE	STA MARIA	BULACAN	H & L	T-5594941(M)	45.00		486,800.00	486,800.00	12/20/2016	OCCUPIED
69	8017655314	03	33	VILLA MUZON CLASSIQUE	SAN VICENTE	STA MARIA	BULACAN	H & L	040-2011000794	40.00	46.60	639,700.00	639,700.00	05/19/2017	OCCUPIED
70	8017655617	04	47	VILLA MUZON CLASSIQUE	SAN VICENTE	STA MARIA	BULACAN	H & L	040-2011000883	40.00	46.60	639,700.00	639,700.00	05/19/2017	OCCUPIED
71	8017650017	05	17	VILLA MUZON CLASSIQUE	SAN VICENTE	STA MARIA	BULACAN	H & L	040-2011000913	40.00	40.00	369,700.00	369,700.00	05/13/2016	OCCUPIED
72	8017651913	07	15	VILLA MUZON CLASSIQUE	SAN VICENTE	STA MARIA	BULACAN	H & L	040-2011001059	36.00	40	621,700.00	621,700.00	05/13/2016	OCCUPIED
73	8017656513	02	02	EL PUEBLO DE SANTA MARIA	STA CLARA	STA MARIA	BULACAN	H & L	T-554605(M)	105.00		2,548,750.00	2,548,750.00	11/28/2016	OCCUPIED