



Naga Housing Business Center
ALDP Bldg., Diversion Road
Naga City

INVITATION TO BID

July 17, 2017

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a public auction for the sale of acquired properties (**Albay, Camarines Norte & Camarines Sur**) at ALDP Bldg., Diversion Road, Naga City on **August 24, 2017**.

GENERAL GUIDELINES

1. 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 **Pag-IBIG Fund, Naga Housing Business Center** at **ALDP Bldg., Diversion Road, Naga City** or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).
2. Properties shall be sold on an **"AS IS, WHERE IS"** basis.
3. 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/asp (Other properties for sale-Disposition of Acquired Assets for Public Auction).
4. Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa/asp 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.
5. Sealed proposals shall be received by the **Committee on Disposition of Acquired Assets' Secretariat** at the Conference Room of Pag-IBIG Fund Naga Housing Business Center, ALDP Bldg., Diversion Road, Naga City, starting **10:00 AM** but not later than **11:00 AM** 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** either 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 12% interest per annum 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 upon receipt of Notice of Approval of Sale:
 - a. 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);
 - 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, is still higher than the appraised 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 30 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. Special Power of Attorney for individual-bidder
 - b. Secretary's Certificate for company-bidder

10. The Opening of Bids shall commence at **11:01 AM 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 Registration

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 SECTION** or contact **MS. GERTRUDES E. VELUZ** at tel. nos. **4731017, 4735232-34 and 4738098-99 local 337**. You may also email your inquiries for further details at **nagalmrdaa@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.

(Sgd.)ENGR. CHITO L. ENCISO
Vice President
Home Lending Operations - Luzon

ForeclosurePhilippines.com

| Item No. | ACCT TYPE | PROPERTY NUMBER | BLK | LOT | SUBDIVISION | Phase | BARANGAY | UNICIPALIT CITY | PROVINCE | TCT No | TYPE | LOT AREA | FLOOR AREA | MINIMUM BID PRICE | APPRAISAL DATE | REMARKS |
|----------|-----------|-----------------|-----|-----|------------------------------|-------|------------------|-----------------|-----------------|----------------|-------------|----------|------------|-------------------|----------------|---------------|
| 1 | CTS | 8020934418 | 9 | 18 | Buena Vida Village | - | Pacol | Naga | Camarines Sur | 39594 | House & lot | 70 | 25 | 215,458.00 | 12/21/16 | HL-unoccupied |
| 2 | CTS | 8020938112 | 3 | 20 | Capitol Plains Subd. | - | San Agustin | Pili | Camarines Sur | 45913 | lot only | 247 | - | 997,880.00 | 12/16/16 | LP-unoccupied |
| 3 | CTS | 8020938210 | 3 | 22 | Capitol Plains Subd. | - | San Agustin | Pili | Camarines Sur | 45914 | lot only | 251 | - | - | 12/16/16 | LP-unoccupied |
| 4 | CTS | 8020928316 | 17 | 8 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000724 | House & lot | 35 | 34 | 530,590.00 | 11/8/16 | HL-unoccupied |
| 5 | CTS | 8020928717 | 1 | 3 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000136 | House & lot | 35 | 34 | 530,590.00 | 11/8/16 | HL-unoccupied |
| 6 | CTS | 8020928815 | 15 | 37 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000646 | House & lot | 35 | 34 | 530,590.00 | 10/28/16 | HL-unoccupied |
| 7 | CTS | 8020928913 | 24 | 27 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001009 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 8 | CTS | 8020929311 | 22 | 23 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000939 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 9 | CTS | 8020934114 | 27 | 15 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001155 | House & lot | 35 | 38 | 603,703.00 | 12/21/16 | HL-unoccupied |
| 10 | CTS | 8020934310 | 22 | 11 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000927 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 11 | CTS | 8020934819 | 24 | 33 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001015 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 12 | CTS | 802093463 | 21 | 16 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000904 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 13 | CTS | 8020934515 | 24 | 46 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001028 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 14 | CTS | 8020934212 | 26 | 30 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001121 | House & lot | 35 | 38 | 603,703.00 | 11/21/16 | HL-unoccupied |
| 15 | CTS | 8020937412 | 11 | 5 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000521 | House & lot | 35 | 34 | 515,437.00 | 11/8/16 | HL-unoccupied |
| 16 | CTS | 8020937519 | 24 | 44 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001026 | House & lot | 35 | 38 | 603,703.00 | 12/21/16 | HL-unoccupied |
| 17 | CTS | 8020937617 | 27 | 11 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001151 | House & lot | 35 | 38 | 603,703.00 | 12/21/16 | HL-unoccupied |
| 18 | CTS | 8020937715 | 26 | 32 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001123 | House & lot | 35 | 38 | 603,703.00 | 12/21/16 | HL-unoccupied |
| 19 | CTS | 8020938014 | 1 | 14 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000134 | House & lot | 35 | 33.9 | 530,590.00 | 4/11/16 | HL-unoccupied |
| 20 | CTS | 8020938416 | 25 | 44 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001082 | House & lot | 35 | 38 | 586,480.00 | 2/14/17 | HL-unoccupied |
| 21 | CTS | 8020938513 | 8 | 15 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000443 | House & lot | 35 | 33 | 530,590.00 | 12/21/16 | HL-unoccupied |
| 22 | CTS | 8020939215 | 24 | 41 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001023 | House & lot | 35 | 38 | 603,700.00 | 10/17/16 | HL-unoccupied |
| 23 | CTS | 8020938611 | 27 | 12 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001152 | House & lot | 35 | 38.5 | 603,703.00 | 12/21/16 | HL-unoccupied |
| 24 | CTS | 8020946919 | 8 | 18 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000446 | House & lot | 35 | 33.90 | 515,436.67 | 6/2/16 | HL-unoccupied |
| 25 | CTS | 8020947219 | 15 | 42 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000650 | House & lot | 35 | 34 | 663,636.00 | 3/27/17 | HL-unoccupied |
| 26 | CTS | 8020947317 | 15 | 44 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000652 | House & lot | 35 | 34.00 | 663,636.00 | 3/27/17 | HL-unoccupied |
| 27 | CTS | 8020947512 | 24 | 17 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000999 | House & lot | 35 | 38.50 | 586,480.00 | 5/2/17 | HL-unoccupied |
| 28 | CTS | 8020947610 | 26 | 39 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012001130 | House & lot | 39 | 38.5 | 600,360.00 | 5/2/17 | HL-unoccupied |
| 29 | CTS | 8020925313 | 17 | 38 | Deca Homes Langon Vista | - | Cararayan | Naga | Camarines Sur | 086-2012000754 | House & lot | 35 | 33.9 | 530,590.00 | 4/11/16 | HL-unoccupied |
| 30 | CTS | 8020934711 | 4 | 1 | Deca Homes Naga Subd. | - | San Felipe | Naga | Camarines Sur | 53873 | lot only | 101 | - | 479,750.00 | 1/26/17 | LP-unoccupied |
| 31 | CTS | 8020939313 | 5 | 6 | Deca Homes Northfield Estate | - | Bagumbayan Norte | Naga | Camarines Sur | 56179 | House & lot | 48 | 52.8 | 769,410.00 | 3/27/17 | HL-unoccupied |
| 32 | CTS | 8020939117 | 4 | 1 | Deca Homes Northfield Estate | - | Bagumbayan Norte | Naga | Camarines Sur | 56136 | House & lot | 68 | 52.8 | 903,320.00 | 1/27/17 | HL-unoccupied |
| 33 | CTS | 8020947013 | 10 | 10 | Ecology Subdivision | - | Calangcawan Sur | Vinzons | Camarines Norte | T-73712 | House & lot | 166 | 42 | 699,960.00 | 3/20/17 | HL-unoccupied |
| 34 | CTS | 8020938817 | 2 | 1 | Grandview Heights Subd. | - | Pacol | Naga | Camarines Sur | 35642 | House & lot | 127 | 33 | 632,613.00 | 1/26/17 | HL-unoccupied |
| 35 | CTS | 8020946811 | 32 | 32 | Happy Homes Fairview | II | Magang | Daet | Camarines Norte | T-57158 | House & lot | 124 | 30.00 | 681,840.00 | 4/4/17 | HL-unoccupied |
| 36 | CTS | 8020938915 | 5 | 36 | Happy Homes Greenwood | - | Calasgasan | Daet | Camarines Norte | T-62781 | House & lot | 150 | 35 | 781,440.00 | 4/20/16 | HL-unoccupied |

| Item | ACCT | PROPERTY | BLK | LOT | SUBDIVISION | Phase | BARANGAY | UNICIPALIT | PROVINCE | TCT | TYPE | LOT | FLOOR | MINIMUM | APPRAISAL | REMARKS |
|------|------|------------|-----|-----|------------------------------------|-------|------------|--------------|---------------|----------------|-------------|------|-------|--------------|-----------|---------------|
| No. | TYPE | NUMBER | | | | | | CITY | | No | | AREA | AREA | BID PRICE | DATE | |
| 37 | CTS | 8020937911 | 18 | 2 | Our Lady of Fatima Village (SHP/MA | - | San Jose | Pili | Camarines Sur | 44700 | House & lot | 50 | 32.25 | 516,300.00 | 6/24/16 | HL-unoccupied |
| 38 | CTS | 8020927811 | 5 | 15 | Parkview Village III | III | San Felipe | Naga | Camarines Sur | 49319 | lot only | 150 | - | 661,500.00 | 10/28/16 | LP-unoccupied |
| 39 | CTS | 8020928110 | 13 | 35 | Villa Obiedo Subd. | | Cararayan | Naga | Camarines Sur | 49659 | House & lot | 48 | 50.4 | 604,565.00 | 10/28/16 | HL-unoccupied |
| 40 | CTS | 8020946713 | 6 | 4 | Villa Obiedo Subd. | - | Cararayan | Naga | Camarines Sur | 52874 | House & lot | 128 | 50.4 | 1,050,245.00 | 3/27/17 | HL-unoccupied |
| 41 | REM | 8020276815 | 03 | 07 | Aeroville University Homes | - | Sagpon | Legazpi City | Albay | 085-2014000145 | House & lot | 40 | 26.5 | 208,744.00 | 18-Feb-16 | HL-unoccupied |
| 42 | REM | 8020251612 | 17 | 12 | Sta. Monica Heights Subd | - | Taysan | Legazpi City | Albay | 085-2014000192 | lot only | 80 | 0 | 240,400.00 | 10-Jan-17 | LP-unoccupied |
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