



Home Development Mutual Fund  
Davao Housing Hub  
Pryce Tower Condominium, Pryce Business Park  
JP Laurel Avenue, Davao City

### INVITATION FOR PUBLIC AUCTION

February 26, 2018

The Home Development Mutual Fund (Pag-IBIG FUND) Davao Housing Hub-Committee on Disposition of Acquired Assets shall conduct a **SECOND (2<sup>ND</sup>) PUBLIC AUCTION** for the following **ACQUIRED RESIDENTIAL PROPERTIES** on February 26, 2018 10:31 AM at 3rd FLOOR, KING'S HALL PROVINCIAL CAPITOL OF SULTAN KUDARAT, NATIONAL HIGHWAY, ISULAN, SULTAN KUDARAT. A **PRE-BID CONFERENCE** will be conducted on the same date at 8:30 AM.

PROPERTY	LOCATION OF PROPERTIES (TACURONG CITY, LUTUYAN AND ISULAN)			LOT	FLOOR	MINIMUM	STATUS OF TCT
ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
TACURONG CITY							
			LOWER KATUNGAL				
			JM HOMES				
01	6	9	JM Homes, Phase I, Lower Katungal, Tacurong, Sultan Kudarat	120.00	45.25	313,141.50	HDMF - Consolidated
			EJC MONTILLA				
			MONTIVILLE HOMES				
02	4	11	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	52.00	293,472.00	HDMF - Consolidated
03	4	12	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	45.00	311,472.00	HDMF - Consolidated
04	5	15	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	36.00	327,499.20	HDMF - Consolidated
05	8	18	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	42.00	288,972.00	HDMF - Consolidated
06	9	6	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	36.00	235,864.80	HDMF - Consolidated
07	9	16	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	36.00	224,074.80	HDMF - Consolidated
08	12	3	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	95.00	30.00	175,995.00	HDMF - Consolidated
09	12	8	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	95.00	30.00	191,457.00	HDMF - Consolidated
10	12	9	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	95.00	30.00	180,045.00	HDMF - Consolidated
11	12	13	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	95.00	30.00	175,995.00	HDMF - Consolidated
12	12	16	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	95.00	30.00	231,777.00	HDMF - Consolidated
13	13	6	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	140.00	36.00	232,624.80	HDMF - Consolidated
14	14	16	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	100.00	69.00	323,179.20	HDMF - Consolidated



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ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
			<b>MONTIVILLE HOMES</b>				
15	15	7	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	30.00	188,820.00	HDMF - Consolidated
16	15	8	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	30.00	179,820.00	HDMF - Consolidated
17	15	14	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	30.00	254,772.00	HDMF - Consolidated
18	16	3	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	30.00	161,028.00	HDMF - Consolidated
19	16	12	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	39.00	190,962.00	HDMF - Consolidated
20	17	4	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	30.00	176,670.00	HDMF - Consolidated
21	17	5	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	47.00	234,270.00	HDMF - Consolidated
22	17	12	Montiville Homes, EJC Montilla, Tacurong, Sultan Kudarat	90.00	61.80	245,070.00	HDMF - Consolidated
			<b>LUTUYAN</b>				
23		8	Tamnag, Lutayan, Sultan Kudarat	800.00	Lot Only	208,800.00	HDMF - Consolidated
			<b>ISULAN</b>				
			<b>DANSULI</b>				
			<b>TOLENTINO SUBDIVISION</b>				
24	6	1	Tolentino Subdivision, Dansuli, Isulan, Sultan Kudarat	240.00	Lot Only	172,800.00	HDMF - Consolidated
25	6	2	Tolentino Subdivision, Dansuli, Isulan, Sultan Kudarat	240.00	Lot Only	172,800.00	HDMF - Consolidated
26	7	15	Tolentino Subdivision, Dansuli, Isulan, Sultan Kudarat	240.00	Lot Only	172,800.00	HDMF - Consolidated
			<b>GALINATO VILLAGE</b>				
27	3	11	Galinato Village, Dansuli, Isulan, Sultan Kudarat	101.00	31.50	247,119.30	HDMF - Consolidated
28	5	20	Galinato Village, Dansuli, Isulan, Sultan Kudarat	133.00	46.80	334,971.00	HDMF - Consolidated
29	5	22	Galinato Village, Dansuli, Isulan, Sultan Kudarat	133.00	61.80	407,343.60	HDMF - Consolidated
30	5	23	Galinato Village, Dansuli, Isulan, Sultan Kudarat	133.00	46.80	359,676.00	HDMF - Consolidated
31	5	27	Galinato Village, Dansuli, Isulan, Sultan Kudarat	133.00	63.80	478,366.20	HDMF - Consolidated
32	6	9	Galinato Village, Dansuli, Isulan, Sultan Kudarat	127.00	15.00	171,405.00	HDMF - Consolidated
33	11	3	Galinato Village, Dansuli, Isulan, Sultan Kudarat	120.00	70.20	276,698.70	HDMF - Consolidated
34	17	7	Galinato Village, Dansuli, Isulan, Sultan Kudarat	128.00	67.79	356,662.80	HDMF - Consolidated
			<b>SAMPAO</b>				
			<b>LEONORA HOMES</b>				
35	1	2	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	46.00	275,126.40	HDMF - Consolidated
36	1	4	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	414,795.60	HDMF - Consolidated
37	1	6	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	45.00	334,386.00	HDMF - Consolidated
38	1	7	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	54.00	332,726.40	HDMF - Consolidated
39	1	8	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	246,326.40	HDMF - Consolidated
40	1	10 & 12	Leonora Homes, Sampao, Isulan, Sultan Kudarat	240.00	159.50	1,110,110.40	HDMF - Consolidated

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ITEM NO.	BLK	LOT	DESCRIPTION	AREA	AREA	BID PRICE	
			<b>LEONORA HOMES</b>				
41	1	13	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	76.00	384,955.20	HDMF - Consolidated
42	2	13	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	281,145.60	HDMF - Consolidated
43	2	16	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	54.00	359,046.00	HDMF - Consolidated
44	2	19	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	241,196.40	HDMF - Consolidated
45	2	20	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	49.00	336,225.60	HDMF - Consolidated
46	2	22	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	40.50	302,745.60	HDMF - Consolidated
47	2	24	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	302,205.60	HDMF - Consolidated
48	2	26	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	45.00	331,545.60	HDMF - Consolidated
49	2	27	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	64.00	395,766.00	HDMF - Consolidated
50	2	28	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	48.00	329,886.00	HDMF - Consolidated
51	2	31	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	296,895.60	HDMF - Consolidated
52	3	1	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	263,606.40	HDMF - Consolidated
53	3	4	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	339,645.60	HDMF - Consolidated
54	3	11	Leonora Homes, Sampao, Isulan, Sultan Kudarat	143.00	60.00	504,736.20	HDMF - Consolidated
55	5	9	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	52.20	328,986.00	HDMF - Consolidated
56	6	1	Leonora Homes, Sampao, Isulan, Sultan Kudarat	121.00	36.00	259,263.00	HDMF - Consolidated
57	6	2	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	45.00	314,586.00	HDMF - Consolidated
58	6	4	Leonora Homes, Sampao, Isulan, Sultan Kudarat	121.00	48.50	304,983.00	HDMF - Consolidated
59	7	7	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	53.00	333,036.00	HDMF - Consolidated
60	7	12	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	328,525.20	HDMF - Consolidated
61	8	2	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	68.12	322,376.40	HDMF - Consolidated
62	8	3	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	46.00	268,826.40	HDMF - Consolidated
63	8	5	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	246,326.40	HDMF - Consolidated
64	8	11	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	67.20	313,376.40	HDMF - Consolidated
65	12	2	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	246,326.40	HDMF - Consolidated
66	12	3	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	62.00	394,624.80	HDMF - Consolidated
67	12	4	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	51.60	264,326.40	HDMF - Consolidated
68	14	2	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	267,476.40	HDMF - Consolidated
69	14	5	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	279,036.00	HDMF - Consolidated
70	14	9	Leonora Homes, Sampao, Isulan, Sultan Kudarat	120.00	36.00	305,305.20	HDMF - Consolidated

### **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 Management and Disposition Unit of the HDMF, Davao Housing Hub, 4<sup>th</sup> Floor, Pryce Tower Condominium, Pryce Business Park, JP Laurel Avenue, Davao City or **at the HDMF Koronadal Members Services Branch, Ground Floor, JYSL Bldg cor Balmores-Arellano Sts, Koronadal City, or at the HDMF Kidapawan Members Services Branch, ABLC Bldg. Ninoy Aquino Road, Kidapawan City** or any Member Services Branch near you or may download the forms at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph) (link Disposition of Acquired Assets for Public Auction).

*[Handwritten signatures]*



2. Properties shall be sold on an **"AS IS, WHERE IS"** basis.
3. All interested buyers are encouraged to inspect the 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).
4. **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.**
5. Sealed proposals shall be received by the Committee on Disposition of Acquired Assets' Secretariat at the designated venue, starting at **10:00 AM but not later than 10:30 AM or upon declaration of the closing of bid 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.
6. The Bid Offer shall not be lower than the minimum bid amount set by the Fund.
7. Each bid proposal shall be accompanied by a BIDDER'S BOND in **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 or the BIDDER may opt to pay the BOND starting on **February 19, 2018** at the **Cash Division, Second Floor Bormaheco, JP Laurel Avenue, Bajada, Davao City** or at the **HDMF Koronadal Members Services Branch, Ground Floor, JYSL Bldg cor Balmores-Arellano Sts, Koronadal City**, or at the **HDMF Kidapawan Members Services Branch, ABLC Bldg. Ninoy Aquino Road, Kidapawan City** or any Member Services Branch near you and attach the **original Pag-IBIG FUND Receipt (PFR)** to the bid proposal. It shall likewise serve as the down payment of the winning bidder.
8. **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.
9. **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.**
10. For Bidders, 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.
11. 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 Approval of Sale.
  - b. **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.**
  - c. **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:
    1. 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**;
    2. The amount shall be the bidder's bid offer, net of the 10% down payment;
    3. In case the 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 Long term installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of the Notice of Loan Approval:
      - 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 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 long term installment availment. They may only bid thru cash or short term installment basis.
12. In the absence of a preferred mode of payment as mentioned in Item 9, the default mode is through long-term installment. In case the winning bidder opted to pay through cash or short-term installment, the applicable discount based on the winning bid amount are as follows:

Mode of Payment	Discount Rate
Cash	20%
Short-Term Installment	10%
Long-Term Installment	None

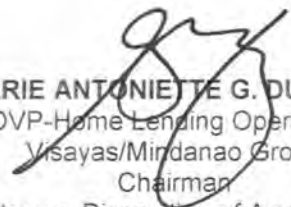

13. The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:
- Notarized Special Power of Attorney (SPA) for individual-bidder. *The SPA for bidding may be downloaded at [www.pagiblgfund.gov.ph/aa/aa.aspx](http://www.pagiblgfund.gov.ph/aa/aa.aspx) (Other properties for sale- Disposition of Acquired Assets for Public Auction)*
  - Secretary's Certificate for company-bidder
14. The Opening of Bids shall commence from **10:31 AM 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:**
- Cash;
  - Short-Term Installment;
  - Long-Term Installment.

**If there is still 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 Acknowledgment Receipt once a winning bidder has been declared.
18. 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.

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 fifteen (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 MANAGEMENT AND DISPOSITION UNIT** or contact **MR. CHRISTOPHER C. PIO, MR. MELVIN I B. CRUZ, MR. LAURENCE EDESEL L. YAP or MS. MARILOU C. BAQUEROSA** at telephone no. (082) 224-4733. You may also email your inquiries for further details at [davaolmrd.aad@pagibigfund.gov.ph](mailto:davaolmrd.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. MARIE ANTONIETTE G. DUMAGAN-DIAZ  
OVP-Home Lending Operations  
Visayas/Mindanao Group  
Chairman  
Committee on Disposition of Acquired Assets  


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