



LOANS MANAGEMENT AND RECOVERY DEPARTMENT

Cebu Housing Hub
Pag-IBIG FUND / WT Corporate Tower
Cebu Business Park, Cebu City

INVITATION TO BID

April 24, 2018

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a sealed public auction for the sale of acquired asset properties on:

DATE	VENUE	AREAS	NO. OF UNITS
April 24, 2018	Mcdonald's Main-Dumaguete City, Function Area 1, Priscilla M. Tan Bldg., Cor. Gov. Perdices & Bishop Epifanio B. Surban St., Dumaguete City (Fronting Quezon Park and Unitop).	AMLAN AND BAIS CITY	16
		BACONG, DUMAGUETE AND SIBULAN	21
		CANLAON AND GUIHULNGAN	13
		PAMPLONA	1
		TOTAL	51

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 Loans Management and Recovery Department – Acquired Asset Management at 3rd floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City or Pag-IBIG Fund Dumaguete MSB Office, Manuel L. Teves St., Taclobo, Dumaguete City 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 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 Mcdonald's Main-Dumaguete City, Function Area 1, Priscilla M. Tan Bldg., Cor. Gov. Perdices & Bishop Epifanio B. Surban St., Dumaguete City (Fronting Quezon Park and Unitop) starting 8:00 AM but not later than 11:00 AM or upon declaration of 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.
- The Bid Offer shall not be lower than the minimum bid set by the Fund.
- Each bid proposal shall be accompanied by a BIDDER'S BOND either in CASH or 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. It shall likewise serve as the down payment of the winning bidder.
- 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.
- 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.**
- 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.
- Payment of the remaining ninety percent (90%) bid offer
 - Cash – on which the approved purchase price shall be paid not later than thirty (30) calendar days from the date of receipt of Notice of Award (NOA).
 - 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.**
 - 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:
 - 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;
 - The amount shall be the bidder's bid offer, net of the 10% downpayment;
 - In case the application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.
 - 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:
 - Processing fee of the 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);
 - Equity, if applicable;
 - One year advance insurance premiums (sales redemption insurance as well as fire and allied peril insurance);
 - 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 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.
 - 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.
- Discounts are not applicable during First Sealed Public Auction.
- The Bidders shall be present at the opening of bids. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:

- a. Notarized Special Power of Attorney (SPA) for individual-bidder. *The SPA for bidding may be downloaded at www.pagibigfund.gov.ph/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction)*
- b. Secretary's Certificate for company-bidder
- 14 The opening of Bids shall commence from 1:30 PM 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 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 the ties shall be applied.**
- 20 Interested parties may visit the **ACQUIRED ASSETS MANAGEMENT** at the 3rd floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City or contact **MR. ANGELO E. HERMOSISIMA** or **MS. JERRA MAE D. PACINIO** at telephone nos. (032) 260-1800 and (032) 412-2110. You may also email your inquiries for further details at dcbelicario@pagibigfund.gov.ph or aehermosisima@pagibigfund.gov.ph or cebulmrd.lrrd2@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 D. DIAZ
 Vice President
 Home Lending Operations
 Visayas - Mindanao Group
 Chairman, Committee on Disposition of Acquired Assets

ITEM NO	PROPERTY ID	DESCRIPTION OF PROPERTY			LOT AREA	FLOOR AREA	TCT NO.	MINIMUM BID PRICE	STATUS OF TCT *	
		Lot	Blk	Ph						
AMLAN										
PETER HOMES SUBDIVISION, BIO-OS, AMLAN, NEGROS ORIENTAL										
1	8022316816	5	3		250.00	42.00	T-39649	1,245,193.33	for consolidation	CTS
2	8022318316	6	3		250.00	42.00	T-39650	1,248,273.33	for consolidation	CTS
3	8022317919	3	3		250.00		T-39647	575,000.00	for consolidation	CTS
4	8022508213	4	3		250.00	42.00	T-39648	1,239,316.67	for consolidation	CTS
5	8022309513	6	4		250.00	42.00	T-39668	1,248,273.33	for consolidation	CTS
6	8022319712	1	6		226.00		T-39695	519,800.00	for consolidation	CTS
7	8022508516	2	6		217.00	42.00	T-39696	1,199,756.67	for consolidation	CTS
8	8022488017	4	6		217.00	42.00	T-39698	1,202,976.67	for consolidation	CTS
9	8022309416	6	6		217.00	42.00	T-39700	1,233,580.00	for consolidation	CTS
10	8022316914	7	6		217.00		T-39701	499,100.00	for consolidation	CTS
11	8022508918	8	6		217.00		T-39702	499,100.00	for consolidation	CTS
12	8022320811	9	6		217.00		T-39703	499,100.00	for consolidation	CTS
13	8022508311	10	6		217.00		T-39704	499,100.00	for consolidation	CTS
14	8022508419	12	6		217.00		T-39706	499,100.00	for consolidation	CTS
15	8022452013	8	8		220.00		103-2010000679	506,000.00	for consolidation	REM
BACONG										
SACSAC, BACONG, NEGROS ORIENTAL										
16	8022460819	1250-A			700.00	160.26	T-33603	2,130,168.60	for consolidation	REM
BAIS CITY										
BAIS HIGHLANDS, TAMISU, BAIS CITY, NEGROS ORIENTAL										
17	8022307417	5	24		72.00	35.70	T-4102	679,283.33	for consolidation	CTS

CANLAON**VILLA SAN JOSE, MABIGO, CANLAON, NEGROS ORIENTAL**

18	8022343810	7	2		180.00		T-2348	270,000.00	for consolidation	REM
19	8022331710	9	3		168.00		T-2444	252,000.00	for consolidation	REM
20	8022335415	16	3		180.00		T-1884	270,000.00	for consolidation	REM
21	8022542216	18	3		180.00		T-1885	270,000.00	for consolidation	REM
22	8022335512	11	3		168.00		T-2359	252,000.00	for consolidation	REM
23	8022337511	21	3		168.00		T-2361	252,000.00	for consolidation	REM
24	8022342218	1	2		180.00		T-1881	270,000.00	for consolidation	REM
25	8022542412	2	2		180.00		T-1882	270,000.00	for consolidation	REM
26	8022542519	3	2		180.00		T-1883	270,000.00	for consolidation	REM
27	8022350710	26	3		180.00		T-1871	270,000.00	for consolidation	REM
28	8022352210	19	3		168.00		T-2360	252,000.00	for consolidation	REM

MERCEDES SUBDIVISION, PANUBIGAN, CANLAON, NEGROS ORIENTAL

29	8022360516	22	8		300.00		T-2248	300,000.00	for consolidation	REM
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DUMAGUETE CITY**ECOVILLE SUBDIVISION, JUNOB, DUMAGUETE CITY, NEGROS ORIENTAL**

30	8022451812	37	8		125.00		109-2011000131	500,000.00	for consolidation	REM
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KATRINA HOMES SUBDIVISION, BATINGUEL, DUMAGUETE CITY, NEGROS ORIENTAL

31	8022474115 & 8022474213	23 & 24	7		220.00	81.00	40496 & 40497	1,857,386.67	for consolidation	REM
32	8022493017 & 8022493115	42 & 43	4		200.00	81.00	29015 & 29016	1,148,340.00	for consolidation	REM

JASONVILLE SUBDIVISION, JUNOB, DUMAGUETE CITY, NEGROS ORIENTAL

33	8022367812	7	3		80.00	38.60	27812	698,169.14	for consolidation	CTS
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GUIHULNGAN**CARMENVILLE SUBDIVISION, POBLACION, GUIHULNGAN, NEGROS ORIENTAL**

34	8022269411	3	10		583.00		T-29091	1,166,000.00	for consolidation	CTS
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SIBULAN**ALDEA HOMES SUBDIVISION, MASLOG, SIBULAN, NEGROS ORIENTAL**

35	8022420614	36	7		38.00	55.00	103-2013000917	1,243,480.00	for consolidation	CTS
36	8022420516	33	10		40.00	55.00	103-2013001132	1,252,780.00	for consolidation	CTS
37	8022423510	49	7		40.00	55.00	103-2013000930	1,252,780.00	for consolidation	CTS

ESTANZIA SOUTH SUBDIVISION, MASLOG, SIBULAN, NEGROS ORIENTAL

38	8022491410	20	13		71.00	32.40	103-2011000117	738,920.00	for consolidation	REM
39	8022485416	4	14		70.00	32.40	103-2011000530	644,133.33	for consolidation	REM
40	8022491018	5	19		70.00	32.40	103-2011002184	692,093.33	for consolidation	REM
41	8022485611	8	9		98.00	32.40	103-2012000327	737,666.67	for consolidation	REM

PACIFIC SQUARE EXECUTIVES HOMES, MASLOG, SIBULAN, NEGROS ORIENTAL

42	8022342717	32	1		120.00	48.00	T-30551	560,541.60	for consolidation	REM
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JUDYVILLE BEL-AIR SUBDIVISION, BOLOC-BOLOC, SIBULAN, NEGROS ORIENTAL

43	8022341214	11	22		100.00	30.00	T-30910	487,330.00	for consolidation	REM
44	8022331514	8	8		100.00	30.00	T-31057	471,930.00	for consolidation	REM
45	8022458519	15	22		100.00	30.00	T-30653	472,500.00	for consolidation	REM
46	8022334919	30	1		100.00	37.70	T-30632	456,434.00	for consolidation	REM
47	8022364916	13	21		100.00	30.00	T-30440	470,300.00	for consolidation	REM
48	8022346118	20	17		100.00	30.00	T-31709	441,843.04	for consolidation	REM

CORAZON COUNTRY HOMES, TUBTUBON, SIBULAN, NEGROS ORIENTAL

49	8022473219	1	13		104.00	43.00	103-2010000030	1,014,166.67	for consolidation	REM
50	8022473111	19	11		143.00	30.00	T-32645	592,298.31	for consolidation	REM

PAMPLONA**PAMPLONA PUEBLO EAST, POBLACION, PAMPLONA, NEGROS ORIENTAL**

51					24,683.00			41,137,780.00	consolidated to	HDMF
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Cebu Housing Hub
Loans Management and Recovery Department
Acquired Asset Management

INSTRUCTION TO BIDDERS

1. Secure 2 copies of the Offer to Bid (For Sealed Public Auction) from the Technical Working Group (TWG) on April 24, 2018 at the McDonald's Main-Dumaguete, Function Area 1, Priscilla M. Tan Bldg., Cor. Gov. Perdices & Bishop Epifanio B. Surban St., Dumaguete City (Fronting Quezon Park and Unitop)..
2. Fill out the Offer to Bid and affix signature on the designated portion of the form.
3. For representatives, kindly present executed Special Power of Attorney and photocopies of ID of the issuer and it's Attorney-in-Fact.
4. Insert the accomplished Offer to Bid in an envelope together with the bidder's bond, and seal it.

NOTES:

- a. Each bid must be accompanied by a bidder's bond in the form of cash or manager's check issued by any commercial bank, payable to the Pag-IBIG Fund in the amount equal to at least ten percent (10%) of the bid price. Such deposit shall serve as the winning bidder's down payment or shall be returned to the non-winning bidder, without interest, upon completion of the public auction.

Sample Computation:

Minimum Bid Price : P 300,000.00 (Pag-IBIG Fund)
Bid Amount : P 400,000.00 (higher than the minimum bid price)

(Bid Amount) x 10%
(P 400,000.00) x .10

Bidder's Bond : P 40,000.00

- b. The bid amount shall in no case be lower than the minimum bid price determined by the Fund indicated in the Invitation to Bid.
5. Submit the sealed envelope at the announced venue as stated above from **8:00 AM to 11:00 AM** on April 24, 2018.
 6. Sign the Attendance Sheet during the public auction.

OFFER TO BID

_____ Date

Attention: **COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Sir/Madam:

Relative to your **“INVITATION TO BID”** (Sale of acquired properties) published in the newspaper/Pag-IBIG website to be held on _____ at _____ I/We have the honor to submit the following proposal, subject to the terms and conditions contained in the “Invitation to Bid” and “Instruction to Bidders & General Guidelines”:

1. Location of the Property: _____
2. Property No. _____ TCT/CCT No _____
3. Bid Price: _____ (P _____)
4. Bid Bond (10% of Bid Price): _____ (P _____)
5. Mode of Payment: Cash Installment Housing Loan
6. Former Owner: Yes No
7. Pag-IBIG Member Yes No

I/We enclose my/our **CASH** payment/s or **MANAGER’S CHECK** payable to the **Pag-IBIG FUND**, as bidder’s bond in the amount equivalent to 10% of the bid price. The said deposit shall be returned if my/our proposal is deemed unsuccessful, or applied as part of the payment if my/our bid is declared as winning bid by the **Pag-IBIG FUND**.

I/We further agree that Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by the Pag-IBIG Fund’s approving authorities.

Vey truly yours,

_____ BIDDER

Bidder Information:

NAME OF BUYER/AUTHORIZED REPRESENTATIVE					DATE OF BIRTH (mmddyyyy)		
Last Name First Name Name Extension (e.g. Jr., III) Middle Name Maiden Name					□□ - □□ - □□□□		
SSS/GSIS ID NO.		TAXPAYERS IDENTIFICATION NO. (TIN)		Pag-IBIG MID NO.		COMMON REFERENCE NO. (CRN)	
PERMANENT HOME ADDRESS					CONTACT DETAILS		
Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name					(Indicate country code if abroad) COUNTRY + AREA CODE TELEPHONE NO.		
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code					Home Tel. No.		
PRESENT HOME ADDRESS					Cellphone No.		
Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name					Employer/Business Tel. No.		
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code					Email Address		
EMPLOYER/BUSINESS NAME							
EMPLOYER/BUSINESS ADDRESS							
Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name					PREFERRED MAILING ADDRESS		
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code					<input type="checkbox"/> Permanent Home Address <input type="checkbox"/> Present Home Address <input type="checkbox"/> Employer/Business Address		

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I/We _____, Filipino citizen/s, of legal age, single/married, with residence and postal address at _____ do hereby name, constitute, and appoint _____, of legal age, single/married, with residence and postal address at _____ to be my/our true and lawful Attorney-in-Fact, for me/us in my/our name, place and stead, to do and perform the following acts, to wit:

1. To participate, for and in my/our behalf, in a public auction of Pag-IBIG Fund Acquired Assets scheduled on _____ to be held at _____;
2. To make, sign and submit any documents which may be required by the Pag-IBIG Fund subject of my/our participation in public bidding and post-bid documentation thereafter if in case that my/our bid is declared as the winning bid;
3. To receive the Notice of Award issued by the Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as the winning bid;
4. To receive my/our bidding documents, including the bidder's bond, from Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as non-winning/ineligible bid; and
5. To perform other acts that the bidder is required to perform in relation to the said public auction of the Fund.

HEREBY GIVING AND GRANTING unto my/our said Attorney-in-Fact full power and authority to do and perform each and every act which may be necessary or convenient, in connection with any of the foregoing as fully to all intents and purposes as I/We might or could do, if personally present and acting in person, **HEREBY RATIFYING AND CONFIRMING** all that my said Attorney-in-Fact may also do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, _____ at the Province/City of _____.

Attorney-in-Fact

Bidder

No. _____

No. _____

Date of Issue _____

Date of Issue _____

Expiry Date _____

Expiry Date _____

With marital consent

SIGNED IN THE PRESENCE OF:

ForeclosurePhilippines.com

Visit <https://www.foreclosurephilippines.com> for more updated listings of foreclosed properties, auction schedules, and real estate investing tips

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE/CITY OF _____) S.S.

BEFORE ME, a Notary Public for and in _____,
province/city of _____, this _____ day of _____,
personally appeared the named-persons in this Special Power of Attorney (SPA), who
have satisfactorily proven to me their identity through their identifying documents written
below their names and signature, that they are the same persons who executed and
voluntarily signed the foregoing SPA, duly signed by their instrumental witnesses at the
spaces herein provided which they acknowledged before me as their free and voluntary
act and deed.

The foregoing instrument which relates to a SPA consists of _____ (____) pages
including the page on which the acknowledgment is written, has been signed by the
parties and instrumental witnesses on all pages thereof, in my presence, and sealed with
my Notarial Seal.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

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