



Asset Recovery Group
2nd Floor, Editha Tuddao Building
Balzain Highway, Tuguegarao City

INVITATION TO BID

Date: July 17, 2018

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a sealed public bidding for the sale of the following acquired properties at 3rd floor, Conference Room, Editha Tuddao Building, Balzain Highway, Tuguegarao City, Cagayan.

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT NUMBER	LOT AREA	FLOOR AREA	APPRAISED VALUE	MINIMUM BID PRICE (NET OF 10% DISCOUNT)	APPRAISAL DATE	REMARKS
CAGAYAN										
ENRILE										
1	8016235912	B 11, L 14, Rio Del Grande Subdivision-1, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2017001302	130.00	35.20	573,600.00	516,240.00	2/23/2017	UNOCCUPIED / Title in the name of HDMF
2	8016241114	B 13, L 02, Rio Del Grande Subdivision-1, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2018000232	106.00	36.00	599,400.00	539,460.00	1/26/2018	UNOCCUPIED / Title in the name of HDMF
3	8016221510	B 17, L 12, Rio Del Grande Subdivision-1, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2016002860	115.00	30.00	461,900.00	415,710.00	7/19/2016	OCCUPIED / Title in the name of HDMF
4	8016246410	B 22, L 07 & 37, Rio Del Grande Subdivision-1, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2016002193 & 032-2016002194	160.00	30.00	684,000.00	615,600.00	9/7/2017	UNOCCUPIED / Title in the name of HDMF
5	8016219612	B 31, L 13, Rio Del Grande Subdivision-2, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2016003802	80.00	30.00	542,600.00	488,340.00	1/26/2018	OCCUPIED / Title in the name of HDMF
6	8016240618	B 32, L 07, Rio Del Grande Subdivision-2, Maddarulug Sur, Enrile, Cagayan	House & Lot	T-177983	80.00	30.00	464,600.00	418,140.00	1/26/2018	UNOCCUPIED / Title for consolidation
7	8016240217	B 38, L 16, Rio Del Grande Subdivision-2, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2017002435	100.00	30.00	430,200.00	387,180.00	6/27/2017	UNOCCUPIED / Title in the name of HDMF
8	8016248017	B 58, L 26, Rio Del Grande Subdivision-2, Maddarulug Sur, Enrile, Cagayan	House & Lot	T-144371	120.00	46.00	937,800.00	844,020.00	1/26/2018	UNOCCUPIED / Title for consolidation
9	8016243211	B 38, L 01, Rio Del Grande Subdivision-3, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2014004399	100.00	30.00	711,700.00	640,530.00	1/26/2018	UNOCCUPIED / Title for consolidation
10	8016245513	B 39, L 05, Rio Del Grande Subdivision-3, Maddarulug Sur, Enrile, Cagayan	House & Lot	032-2017005248	100.00	30.00	470,300.00	423,270.00	3/20/2017	UNOCCUPIED / Title in the name of HDMF
TUGUEGARAO CITY										
11	8016164014	L 02 & 03, Carig Sur, Tuguegarao City, Cagayan	Lot Only	032-2014001494 & 032-2014001495	556.50	0.00	2,443,000.00	2,198,700.00	11/27/2017	OCCUPIED / Title in the name of HDMF

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ISABELA										
CAUAYAN CITY										
12	8016246517	B 04, L 10, Sto. Niño Heights Subdivision-2, Ceburuan, Cauayan City, Isabela	Lot Only	T-293422	100.00	0.00	250,000.00	225,000.00	10/11/2017	UNOCCUPIED / Title for consolidation
13	8016226317	L 576-B & 576-C, Marabulig 1, Cauayan City, Isabela	House & Lot	T-380663 & T-380664	498.00	154.00	2,101,000.00	1,890,900.00	4/25/2017	UNOCCUPIED / Title for consolidation
ILAGAN										
14	8016247317	B 11, L 24 & 25, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2015004245 & 035-2015004246	221.00	0.00	994,500.00	895,050.00	10/11/2017	UNOCCUPIED / Title for consolidation
15	8016248419	B 11, L 26 & 27, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	Lot Only	035-2015004187 & 035-2015004188	210.00	0.00	945,000.00	850,500.00	10/19/2017	UNOCCUPIED / Title for consolidation
16	8016194814	B 19, L 01 & 02, Capitol Hills Subdivision, Alibagu, Ilagan, Isabela	House & Lot	T-356531 & T-358193	326.00	276.19	4,080,000.00	3,672,000.00	7/5/2017	OCCUPIED / Title for consolidation
19	8016192815	B 03, L 5-A, Francisca Village-1, Baligatan, Ilagan, Isabela	House & Lot	T-361917	122.00	78.64	777,300.00	699,570.00	7/5/2017	UNOCCUPIED / Title for consolidation
17	8016248712	B 03, L 10 & 11, Francisca Village-2, Alibagu, Ilagan, Isabela	Lot Only	T-369221 & T-369222	278.00	0.00	889,600.00	800,640.00	8/23/2017	UNOCCUPIED / Title for consolidation
18	8016247914	B 24, L 11, New Villa Jesusa-1 Subdivision, Alibagu, Ilagan, Isabela	House & Lot	T-365085	96.00	32.50	888,300.00	799,470.00	8/23/2017	OCCUPIED / Title for consolidation
20	8016237412	B 05, L 03, Villa Jesusa Subdivision, Bliss Village, Ilagan, Isabela	House & Lot	T-395955	102.00	32.50	909,300.00	818,370.00	7/5/2017	UNOCCUPIED / Title for consolidation
21	8016248115	B 25, L 11, Villa Jesusa Subdivision, Bliss Village, Ilagan, Isabela	House & Lot	T-365100	96.00	42.50	991,200.00	892,080.00	12/13/2017	OCCUPIED / Title for consolidation
22	8016248311	B 11, L 31 & 32, Villa Jesusa-1 Subdivision, Bliss Village, Ilagan, Isabela	House & Lot	035-2014002473 & 035-2014002474	189.00	65.00	1,798,700.00	1,618,830.00	11/24/2017	OCCUPIED / Title for consolidation
23	8016245318	B 22, L 12, Villa Jesusa Subdivision, Bliss Village, Ilagan, Isabela	House & Lot	T-365047	96.00	32.50	848,900.00	764,010.00	8/8/2017	OCCUPIED / Title for consolidation
24	8016130616	L 9314, Calamagui 1st, Ilagan, Isabela	House & Lot	Untitled	228.00	100.50	476,400.00	428,760.00	8/8/2017	OCCUPIED / Title in the name of HDMF
ROXAS										
25	8016241212	B 17, L 20, Pascual Village, Vira, Roxas, Isabela	House & Lot	T-372297	96.00	50.50	651,600.00	586,440.00	8/8/2017	OCCUPIED / Title for consolidation
SAN ISIDRO										
26	8016144010	B D, L 02, Villa Socorro Subdivision, Quezon, San Isidro, Isabela	House & Lot	TSC-11358	121.00	62.50	373,300.00	335,970.00	9/29/2016	UNOCCUPIED / Title for consolidation
SANTIAGO CITY										
27	8016014014	B 02, L 13, Santiago Valley Homes Subdivision-3, Patul, Santiago City, Isabela	Lot Only	TSC-7903	180.00	0.00	576,000.00	518,400.00	12/4/2017	UNOCCUPIED / Title in the name of HDMF
28	8016247816	B 13, L 43, Silverland Homes Subdivision, Patul, Santiago City, Isabela	House & Lot	TSC-17259	50.00	43.00	701,700.00	631,530.00	11/24/2017	OCCUPIED / Title for consolidation
29	8016233815	B 35, L 06, Greenland Homes Subdivision, Plaridel, Santiago City, Isabela	House & Lot	TSC-8382	90.00	90.00	711,600.00	640,440.00	1/11/2018	OCCUPIED / Title for consolidation
30	8016246615	B 40, L 15, Greenland Homes Subdivision, Plaridel, Santiago City, Isabela	House & Lot	165-2016000140	105.00	39.00	870,800.00	783,720.00	7/14/2016	OCCUPIED / Title in the name of HDMF

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Asset Recovery Group
2nd Floor, Editha Tuddao Building
Balzain Highway, Tuguegarao City

INVITATION TO BID

The Pag-IBIG Fund Committee on Disposition of Acquired Assets shall conduct a second (2nd) public auction for the sale of acquired properties at 3rd floor, Conference Room, Editha Tuddao Building, Balzain Highway, Tuguegarao City, Cagayan.

DATE	AREAS	NO. OF UNITS
Tuesday, July 17, 2018	Cagayan and Isabela	30

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 Division** at 2nd floor, Editha Tuddao Building, Balzain Highway, Tuguegarao City or at Cauayan Members Services Branch, 2nd Floor, Bucag Building, Corner Faustino L. Dy & Canciller St., Cauayan City, Isabela or at Solano Members Services Branch, One Asia Place, Benigno Aquino Avenue, Brgy. Quezon, Solano, Nueva Vizcaya or at Pag-IBIG Service Desk, 3rd Floor Robinsons Place, Santiago City Isabela or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Bidding).
- 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 3rd floor, Conference Room, Editha Tuddao Building, Balzain Highway Tuguegarao City, Cagayan starting **8:00 AM** but not later than **12:00 NOON** 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 **BIDDERS'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.
- Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - 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).
 - Installment basis (Short Term Installment)** – on which payment shall be in equal monthly installment inclusive of 6.375% interest per annum and provided the chosen payment term shall not exceed twelve (12) months.
 - Pag-IBIG Housing Loan (Long Term Installment)** – 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:
 - Loan approval and term shall be subject to eligibility requirements stipulated under the Pag-IBIG End-User Home Financing Program guidelines;
 - The loan amount shall be the bidder's bid offer, net of the 10% down payment and equity, if applicable;
 - In case the housing loan application has been disapproved, the 10% bidder's bond shall be forfeited in favor of the Fund.

Handwritten signature and checkmark.

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 (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 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. Additional Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PURCHASE	ADDITIONAL DISCOUNTS
CASH	20%
INSTALLMENT	10%

10. 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

11. The Opening of Bids shall commence from **01:00 PM** until completion.

12. The bidder who offers the highest bid shall be declared as the winner.

13. 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. Toss Coin (for Two Bidders Only)
- c. Time of entry/registration in the auction room (for more than Two Bidders)

If there is still a tie, it shall be resolved immediately by an open auction between/among the tied highest bidders.

14. The non-winning bidders' respective bid bonds shall be returned to them immediately together with an *Acknowledgement Receipt* once a winning bidder has been declared.

15. 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.

- The Fund shall declare the next highest bidder as the winning bidder. He shall be required to pay a downpayment of 10% of the offered price within 15 calendar days and the remaining 90% of his bid price within the approved payment period

16. Interested parties may visit the **LOANS MANAGEMENT AND RECOVERY DIVISION** or contact **Engr. CARMELITA D. MUNAR** or **Engr. RODRIGO EULALIO JOEL B. CALAGUI** at tel nos. (078) 844-0534/1448/2285. You may also email your inquiries for further details at tuguegaraohbc@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. JOSEPH P. QUIBOLOY

Chairman, Committee on Disposal of Acquired Assets
Luzon Home Lending Operations Group

