



Pag-IBIG FUND
CDO Housing Business Center
4th Floor Pag-IBIG Fund Bldg., JR Borja St., CDOC

INVITATION TO BID

November 16, 2020

The Pag-IBIG Fund Committee on Disposition of Acquired Assets hereby invites interested bidders who would like to purchase Pag-IBIG Fund acquired assets through Sealed Public Auction:

TRANCHE	AREAS	NO.OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
2PB 1 st	Cagayan de Oro City	21	Nov. 9-13, 2020	November 16, 2020
2PB 1 st	Misamis Oriental	5	Nov. 9-13, 2020	November 16, 2020
2PB 1 st	Agusan del Norte	18	Nov. 9-13, 2020	November 16, 2020
2PB 1 st	Agusan del Sur	4	Nov. 9-13, 2020	November 16, 2020

GENERAL GUIDELINES

- Interested parties are required to secure copies of OFFER TO BID (HQP-AAF-103 if individual bidder or HQP-AAF-238 if juridical entity) from the Acquired Asset frontline counter servicing, Pag-IBIG Fund Bldg., J.R Borja St. Cagayan de Oro City or may download the form at www.pagibigfund.gov.ph.
- Properties shall be sold on an "AS IS, WHERE IS" basis which means that the bidder accepts whatever the physical status of the property/ies (including whether it is occupied or not).
- All interested bidders are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties for public auction may be viewed at www.pagibigfund.gov.ph/aa/aa.aspx.
- Discounts are not applicable during First Sealed Public Auction.
- Bidders are encouraged to visit our website, www.pagibigfund.gov.ph/aa/aa.aspx five (5) days prior the actual opening of bid offers, to check whether there is any erratum posted on the list of properties posted under the sealed public auction.
- Bidders shall be required to register at the Acquired Asset frontline counter servicing (Ground Floor) Pag-IBIG Fund Bldg., J.R Borja St. Cagayan de Oro City & Pag-IBIG Fund **Butuan Branch, Kho Bldg., Jose Calo Aquino Avenue, Butuan City** prior to dropping of sealed bid offer/s. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
- Acceptance of sealed bid offer/s shall be from **8:00 AM to 4:00 PM starting November 9, 2020 until November 13, 2020**. Bidders are advised to submit their proposals together with a photocopy of their valid Identification (ID) card and latest proof of income only on the scheduled date of batch. No proposals shall be accepted earlier or later than the scheduled date.
- 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.pagibigfund.gov.ph (Other properties for sale-Disposition of Acquired Assets for Public Auction).* Also, if the bidder is based or is currently working abroad, SPA must be notarized at the Philippine Consular Office.
 - Secretary's Certificate for company-bidder.

NOTE: The suggested template of the said documents may be downloaded at www.pagibigfund.gov.ph.

- The bidder shall state in words and in figures the amount of his/her bid offer and his/her chosen mode of payment in the Offer to Bid form. The BID OFFER shall not be lower than the minimum bid set by the Fund.
- 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.

11. The determination of winning bidders shall be on the following dates and details:

<u>Tranche</u>	<u>Date of Opening of Bid Offer/s</u>	<u>Location</u>
	November 16, 2020	4 th Flr.Pag-IBIG Fund Bldg., J.R. Borja St.,Cagayan de Oro City

12. The determination of winning bidders shall be monitored by a representative from Commission on Audit (COA). Attendance of the bidder/s in the venue is not required.

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

14. 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:

- a. Cash;
- b. Short-Term Installment;
- c. Long-Term Installment.

15. If there is still a tie after considering the mode of payment, it shall be resolved through toss coin. However, in case there are more than two (2) highest bidders, the tie shall be resolved through draw lots.

16. The result of the sealed public auction shall be released and posted in the Pag-IBIG Fund official website at www.pagibigfund.gov.ph. Bidders are encourage to check the result on the said website.

17. Any notification sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and presumed to be deemed received by the buyer. In this regard, the Bidder shall ensure that the contact number and email address indicated on the Offer to Bid are active. The bidder shall inform PagIBIG Fund immediately on any changes on his/ her contact number.

18. The winning bidder shall be required to pay his/ her BID BOND equivalent to five percent (5%) of the BID OFFER and shall be paid within 3 working days after the publication of the winning bidders. It shall be in Philippine Currency and may be in the form of cash or manager's check payable to Pag-IBIG Fund. It shall likewise serve as the down payment of the winning bidder.

19. For bidders whose bid bond is in the form of a MANAGER'S CHECK, they 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.

20. Payment of the remaining ninety five percent (95%) bid offer balance may either be thru any of the following modes:

- a. Cash Payment – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
- b. Short-Term Installment – the balance on the net selling price shall be paid in equal monthly instalment 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:
 - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
 - c.2. The amount shall be the bidder's bid offer, net of 5% down payment;
 - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the processing fee within thirty (30) calendar days upon receipt of Notice of Award:
 - Processing fee of Two Thousand Pesos (P2,000.00);
 - Equity, if applicable;
 - c.4. In case the Bid Offer, net of the five percent (5%) bid bond and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).

c.5. Original Borrowers who wish to participate on the Sealed Public Auction sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.

c.6. In case the application has been disapproved due to buyer's fault, the 5% bidder's bond shall be forfeited in favor of the Fund.

21. 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 5% bidder's bond shall be forfeited in favor of the Fund.

22. 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 5% of the offer price within 15 calendar days from notification and the remaining ninety five percent (95%) of his/her bid offer 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.

23. Interested parties may visit the Acquired Asset Unit and contact Mr. Don Dino D. Gonzalez, Jamaluddin S. Moti, Sam Elijah T. Velez, Jasper Ferdinand B. Sabijon or may contact tel. no. 08822) 722800, 09503530644, 09177085020. You may also email your inquiries for further details at cdohbc.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.

(Sgd.) **ATTY. MARIE ANTONIETTE D. DIAZ**
Chairman, Committee on Disposition of
Acquired Assets

<https://www.foreclosurephilippines.com>

DATE OF REGISTRATION AND SUBMISSION OF BID OFFER/S: NOVEMBER 9-13, 2020

DATE OF OPENING OF BID OFFER/S: NOVEMBER 16, 2020

ITEM NO.	ROPA ID	DESCRIPTION OF PROPERTY			TYPE	TCT/CCT Number	TCT STATUS	LOT AREA	FLOOR AREA	MINIMUM BID/ APPRAISED VAL.	MINIMUM BID/ APPRAISED VAL.	APPRAISAL DATE	REMARKS
AGUSAN DEL NORTE													
EMENVIL GUERRA SUBDIVISION , AMBAGO, BUTUAN CITY													
1	808318111400046	7	15	IV	HOUSE/LOT	157-2019000779	HDMF	97.00	34.00	491,500.00	442,350.00	7/29/2020	OCCUPIED
LIBERTAD, BUTUAN CITY													
2	883201809210001	PSD-13-012999	547B2Y		HOUSE/LOT	157-2015000968	HDMF	250.00	133.75	2,029,200.00	1,826,280.00	7/29/2020	OCCUPIED
KINABJANGAN NASIPIT													
3	808318112000034		471-A-2		HOUSE/LOT	158-2019000684	HDMF	1,863.00	168.25	5,047,200.00	4,542,480.00	7/30/2020	UNOCCUPIED
LAS CASAS ELENA SUBDIVISION, BAAN KM 3, BUTUAN CITY													
4	808318111400022	2	1		HOUSE/LOT	157-2014002746	REM-FOR CONSOLIDATION	140.00	52.00	1,633,300.00	1,469,970.00	5/17/2019	OCCUPIED
5	808318112000006	4	6		HOUSE/LOT	RT-60657	REM-FOR CONSOLIDATION	100.00	31.00	1,012,200.00	910,980.00	8/9/2019	UNOCCUPIED
6	883201910300001	13	10		HOUSE/LOT	RT-55626	CTS-FOR CONSOLIDATION	120.00	42.00	1,460,300.00	1,314,270.00	7/4/2019	UNOCCUPIED
MARCONVILLE SUBD BUENAVISTA													
7	808318111400072	PCS-13-002090	42		HOUSE/LOT	158-2019000727	HDMF	192.00	49.50	1,401,100.00	1,260,990.00	7/10/2019	OCCUPIED
PARADISE LIBERTAD BUTUAN CITY													
8	808318111400014		2985-C-6		HOUSE/LOT	157-2019002136	HDMF	94.00	76.15	1,447,000.00	1,302,300.00	5/2/2019	OCCUPIED
PUROK 4-A DOONGAN BUTUAN CITY													
9	883201902280003	PCS-13-019237	3429		HOUSE/LOT	T-6188	REM-FOR CONSOLIDATION	324.00	76.71	409,900.00	368,910.00	7/29/2020	OCCUPIED
PRINCESS HOMES SAN VICENTE BUTUAN CITY													
10	808318111400030	2	32	III	HOUSE/LOT	157-2013000029	REM-FOR CONSOLIDATION	146.00	57.00	1,734,600.00	1,561,140.00	7/25/2019	UNOCCUPIED
11	808318111400029	4	4	III	HOUSE/LOT	RT-60312	REM-FOR CONSOLIDATION	138.00	41.20	1,138,200.00	1,024,380.00	5/2/2019	OCCUPIED
12	808318112000029	5	4	III	HOUSE/LOT	RT-60439	REM-FOR CONSOLIDATION	121.00	43.00	1,417,700.00	1,275,930.00	1/24/2020	OCCUPIED
13	808319052300010	8	29	IV	HOUSE/LOT	157-2015002184	REM-FOR CONSOLIDATION	149.00	57.24	1,767,400.00	1,590,660.00	1/24/2020	OCCUPIED
REGATTA EAST VILLAGE AMPAYON BUTUAN CITY													
14	883201910010007	7	12		HOUSE/LOT	RT-58531	CTS-FOR CONSOLIDATION	168.00	101.46	3,850,300.00	3,465,270.00	9/25/2019	OCCUPIED

VILLA ACOSTA SUBD LIBERTAD BUTUAN CITY

15	883201902280002	2	16		HOUSE/LOT	T-33515	REM-FOR CONSOLIDATION	83.00	60.28	954,100.00	858,690.00	7/29/2020	UNOCCUPIED
16	808318112000025	3	10		HOUSE/LOT	157-2019002428	HDMF	83.00	84.51	2,246,600.00	2,021,940.00	7/10/2019	OCCUPIED
17	808318112000033	4	7		HOUSE/LOT	T-33634	REM-FOR CONSOLIDATION	83.00	92.00	2,312,300.00	2,081,070.00	8/9/2019	UNOCCUPIED

VCDU HORIZON SUBD SAN VICENTE BUTUAN CITY

18	883201909300001	4	21		HOUSE/LOT	157-2014002567	CTS-FOR CONSOLIDATION	74.00	44.00	1,013,100.00	911,790.00	8/13/2020	OCCUPIED
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AGUSAN DEL SUR**EURIKA HOMES, NOLI, BAYUGAN CITY**

19	808318112000035	1	5		HOUSE/LOT	159-2017001525	REM-FOR CONSOLIDATION	90.00	34.15	790,600.00	711,540.00	5/3/2019	UNOCCUPIED
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TROPICAL HEIGHTS, BAYUGAN 2, SAN FRANCISCO

20	808319053100006	3	9		HOUSE/LOT	T-31966	HDMF	100.00	34.94	569,300.00	512,370.00	8/12/2020	UNOCCUPIED
21	808319013000011	3	10		HOUSE/LOT	T-25924	HDMF	101.00	34.95	538,081.80	484,273.62	8/12/2020	OCCUPIED
22	808319013000006	3	11		HOUSE/LOT	159-2016000427	HDMF	102.00	34.94	539,820.00	485,838.00	8/12/2020	OCCUPIED

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TEM NO.	ROPA ID	DESCRIPTION OF PROPERTY			TYPE	TCT/CCT	TCT	LOT	FLOOR	MINIMUM BID	APPRAISAL	REMARKS
		BLOCK	LOT	PH		Number	STATUS	AREA	AREA		DATE	

MISAMIS ORIENTAL

PAG-IBIG CITIHOMES, MALANANG, OPOL, MISAMIS ORIENTAL

1	882201910010018	1	13	III	HOUSE/LOT	T-55372	CTS-FOR CONSOLIDATION	95.00	31.32	665,100.00	6/2/2020	OCCUPIED
2	882201910010002	3	26	IV	HOUSE/LOT	136-2014000796	CTS-FOR CONSOLIDATION	70.00	26.85	438,570.00	5/16/2019	UNOCCUPIED
3	882201808080008	7	8	III	HOUSE/LOT	136-2014000357	REM-FOR CONSOLIDATION	95.00	31.56	530,100.00	11/28/2019	OCCUPIED
4	882201911180002	17	14	IV	HOUSE/LOT	136-2014001265	CTS-FOR CONSOLIDATION	70.00	26.85	487,899.00	4/4/2019	UNOCCUPIED
5	808218112300065	19	3	II	HOUSE/LOT	136-2019001656	HDMF	110.00	31.56	616,356.90	5/28/2020	OCCUPIED

CAGAYAN DE ORO CITY

BELLEVUE SUBDIVISION UPPER CARMEN CAGAYAN DE ORO CITY

1	808218092100031	13	52		HOUSE/LOT	137-2019008107	HDMF	105.00	35.00	1,358,190.00	3/3/2020	OCCUPIED
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BLOOMINGDALE SUBD IPONAN CAGAYAN DE ORO CITY

2	808219042900057	8	12	II	HOUSE/LOT	T-186045	CTS-FOR CONSOLIDATION	166.00	50.00	1,365,030.00	8/6/2020	OCCUPIED
3	882201910010014	56	3	III	HOUSE/LOT	T-200833	CTS-FOR CONSOLIDATION	156.00	50.00	1,345,950.00	6/25/2020	UNOCCUPIED
4	808219042900061	3	6	IV	HOUSE/LOT	137-2012002603	CTS-FOR CONSOLIDATION	80.00	44.00	985,680.00	6/4/2020	OCCUPIED
5	882201907260017	49	12	V	HOUSE/LOT	137-2015003692	REM-FOR CONSOLIDATION	167.00	50.00	1,400,670.00	1/9/2020	UNOCCUPIED

CAMELLA HOMES BALULANG CAGAYAN DE ORO CITY

6	808218112300069	21	14		HOUSE/LOT	137-2019008101	HDMF	70.00	51.00	898,110.00	1/28/2020	OCCUPIED
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FAMILIA APARTMENTS, CANITOAN, CAGAYAN DE ORO CITY

7	882201909300004	BLDG. A	108		HOUSE/LOT	137-2015000511	CTS-FOR CONSOLIDATION		34.00	703,800.00	7/9/2020	UNOCCUPIED
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FATIMA WEST PLAIN SUBD PAGATPAT, CAGAYAN DE ORO CITY

8	882201905160003	1	47		HOUSE/LOT	T-205182	CTS-FOR CONSOLIDATION	80.00	36.00	1,066,230.00	4/4/2019	OCCUPIED
9	882201910290002	7	10		HOUSE/LOT	T-205356	CTS-FOR CONSOLIDATION	100.00	42.00	1,224,270.00	7/17/2019	UNOCCUPIED

FATIMA VILLAGE, BUGO, CAGAYAN DE ORO CITY

10	808218062600802	4	4	II	HOUSE/LOT	T-192459	CTS-FOR CONSOLIDATION	95.00	36.00	603,540.00	7/17/2019	OCCUPIED
11	808218080800145	8	31	II	HOUSE/LOT	T-192641	CTS-FOR CONSOLIDATION	50.00	30.00	527,040.00	7/26/2019	OCCUPIED

FOREST VIEW HOMES CANITOAN, CAGAYAN DE ORO CITY

12	808219042500007	1	17,18,19,20		HOUSE/LOT	137-2014000133 137-2014000130 137-2014000131 137-2014000132	REM-FOR CONSOLIDATION	144.00	120.00	2,632,410.00	3/12/2020	UNOCCUPIED
13	882201908230003	16	25		LOT	137-2016002308	REM-FOR CONSOLIDATION	36.00		265,680.00	7/11/2019	LOT ONLY
14	882201908230006	16	27		LOT	137-2016002310	REM-FOR CONSOLIDATION	36.00		265,680.00	7/11/2019	LOT ONLY
15	882201908230005	16	29		LOT	137-2016002312	REM-FOR CONSOLIDATION	36.00		265,680.00	7/11/2019	LOT ONLY

LA BUENA VIDA SUBDIVISION, LUMBIA, CAGAYAN DE ORO CITY

16	808219032000036	11	11 & 13		HOUSE/LOT	T-116226 / T-116227	REM-FOR CONSOLIDATION	104.00	35.00	710,347.50	3/3/2020	UNOCCUPIED
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MONTIERRA, BALULANG, CAGAYAN DE ORO CITY

17	882201909240002	2	27		HOUSE/LOT	137-2017000235	CTS-FOR CONSOLIDATION	78.00	65.22	2,940,390.00	4/4/2019	UNOCCUPIED
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SCIONS ELITE, KAUSWAGAN, CAGAYAN DE ORO CITY

18	882201808080009	PCS-10-004498	1		HOUSE/LOT	137-2019008071	HDMF	60.00	57.30	1,357,920.00	3/28/2019	OCCUPIED
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VILLA CANDIDA, BULUA, CAGAYAN DE ORO CITY

19	808218080800223	10	17		HOUSE/LOT	137-2015002300	HDMF	124.00	75.00	786,060.00	3/10/2020	OCCUPIED
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VISTA GRANDE SUBDIVISION, LUMBIA, CAGAYAN DE ORO CITY

20	808218080800285	18	13		HOUSE/LOT	137-2017004650	HDMF	120.00	57.00	1,352,340.00	7/25/2019	UNOCCUPIED
21	808219042500010	27	22		HOUSE/LOT	137-2019005974	HDMF	108.00	32.00	905,350.50	2/8/2019	UNOCCUPIED

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