



Naga Housing Business Center
 Acquired Assets Division
 2F ALDP Building, Roxas Avenue,
 Diversion Road, Naga City, Camarines Sur

INVITATION TO BID

March 23, 2021

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
SPB 2	ALBAY, SORSOGON, CATANDUANES, CAMARINES SUR & CAMARINES NORTE	40	April 19-23, 2021	April 26, 2021

GENERAL GUIDELINES

- Interested parties are required to secure copies of **OFFER TO BID** from the Acquired Asset counter servicing, at 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR or may download the forms 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 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.
- Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PAYMENT	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%
LONG TERM INSTALLMENT	None

- 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.
- Bidders shall be required to register at the Acquired Asset frontline counter servicing (2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR) 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 **9:00 AM to 4:00 PM** starting **April 19, 2021** until **April 23, 2021**. 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.

- b. Secretary's Certificate for company-bidder.

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

9. 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.
10. 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 **April 26, 2021 at 2ND FLOOR, ALDP BLDG., ROXAS AVENUE, DIVERSION ROAD, NAGA CITY, CAMARINES SUR.**
12. The determination of winning bidders shall be monitored by a representative from **Commission of 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 encouraged 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 Pag-IBIG 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 of 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 basis** – the balance of net selling price shall be paid in equal monthly installment 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 loan 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 428 Omnibus 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 5% downpayment;

3. 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 Award:
 - a. Processing fee of Two Thousand Pesos (P2,000.00);
 - b. Equity, if applicable;
 4. In case the Bid Offer, net of the five percent (5%) bid bond, 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).
 5. Original Borrowers who wish to participate on the Sealed Public Auction 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.
 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 offered 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 ASSETS DIVISION** or contact **Ms. Jenelyn T. Janculan and Mr. Fidel Eugene E. Espedido** at cellphone numbers **09203503685 / 09951312517** or telephone number **(054) 472-3610/472-3561**. You may also email your inquiries for further details at nagalmrd.aa@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.) PHILIP S. KEITH
Vice President
OVP – Home Lending Operations - Luzon
Chairman, Committee on Disposition of
Acquired Assets

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
SINGLE DETACHED - ALBAY, CAMARINES NORTE									
1	805218101600259	Lot 07 Blk. 49 MORAN ESTATES SUBDIVISION MATAGBAC TABACO CITY ALBAY REGION 5 (BICOL REGION) 4511	Single Detached	T-134200	89	34.1	P 366,156.00	05/21/2020	For consolidation of Title -Unoccupied
2	805318101500282	Lot 17 Blk. 28 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Single Detached	T-67814	99	30	P 319,680.00	12/12/2019	For consolidation of Title -Unoccupied
DUPLEX - ALBAY, CAMARINES SUR									
3	805219042400110	Lot 09 Blk. 06 PALM VILLAGE TRAVESIA GUINOBATAN ALBAY REGION 5 (BICOL REGION) 4503	Duplex	T-147023	100	42	P 832,446.00	09/17/2020	For consolidation of Title -Unoccupied
4	805318101500182	Lot 44 Blk. 20 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	30559	80	25.47	P 275,130.00	09/09/2019	For consolidation of Title -Unoccupied
TOWN HOUSE - CAMARINES SUR									
5	805319042400028	Lot 16 Blk. 9 GRANDVIEW HEIGHTS SUBD. PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Town House	46664	60	72	P 911,610.00	07/09/2020	For consolidation of title - unoccupied - w/ electric bill arrears amounting to 1,496.93
6	805318101500252	Lot 3 Blk. 33 VILLA KARANGAHAN SUBD. SAN FELIPE NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Town House	086-2010002328	51	40	P 745,020.00	09/09/2019	For consolidation of Title -Unoccupied
LOT ONLY - ALBAY, CAMARINES NORTE, CAMARINES SUR, CATANDUANES, SORSOGON									
7	805219093000158	Lot 6414-A-10-D-6-B NON-SUBDIVISION QUIRANGAY CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	T-130337	1000	0	P 360,000.00	10/18/2019	For consolidation of Title -Unoccupied
8	805219093000156	Lot 6414-A-10-D NON-SUBDIVISION QUIRANGAY CAMALIG ALBAY REGION 5 (BICOL REGION) 4502	Lot Only	T-130341	1000	0	P 360,000.00	10/18/2019	For consolidation of Title -Unoccupied
9	805219093000170	Lot 13368-A-5 NON-SUBDIVISION ANISLAG DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Lot Only	T-108960	580	0	P 417,600.00	10/07/2019	For consolidation of Title -Unoccupied
10	805218101600656	Blk. 2A-2B-2C NON-SUBDIVISION BGY. 47 - ARIMBAY LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	54168	240	0	P 734,400.00	01/21/2020	For consolidation of Title -Unoccupied
11	805219093000228	Lot 5639-I-3 NON-SUBDIVISION BGY. 43 - TAMAQYAN (BGY. 67) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	54635	517	0	P 744,480.00	11/08/2019	For consolidation of Title -Unoccupied
12	805219041200064	Lot 14 Blk. 04 STA. MONICA HEIGHTS SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	48028	100	0	P 414,000.00	07/01/2020	For consolidation of Title -Unoccupied
13	805218101600660	Lot 10980-A-2-C-10 NON-SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	56506	500	0	P 1,080,000.00	11/22/2019	For consolidation of Title -Unoccupied
14	805219042400061	Lot 08 Blk. 04 LA VERDE SUBDIVISION SAN JOSE MALILIPOT ALBAY REGION 5 (BICOL REGION) 4510	Lot Only	T-141894	100	0	P 227,700.00	09/14/2020	For consolidation of Title -Unoccupied
15	805219093000171	Lot 4630-A-3 NON-SUBDIVISION SAN JUAN OAS ALBAY REGION 5 (BICOL REGION) 4505	Lot Only	T-132078	1975	0	P 1,777,500.00	08/14/2019	For consolidation of Title -Unoccupied
16	805218101600239	Lot 39 Blk. 46 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-103484	120	0	P 297,000.00	05/21/2020	For consolidation of Title -Unoccupied
17	805218101600494	Lot 42 Blk. 46 RANCHO IMPERIAL SUBDIVISION KINALE POLANGUI ALBAY REGION 5 (BICOL REGION) 4506	Lot Only	T-108065	108	0	P 267,300.00	05/18/2020	For consolidation of Title -Unoccupied
18	805218101600272	Lot 2-D-3-C NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-138798	153	0	P 289,170.00	05/21/2020	For consolidation of Title -Unoccupied
19	805218101600270	Lot 2-D-3-D NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-145795	190	0	P 359,100.00	05/21/2020	HDMF Title - unoccupied
20	805218101600271	Blk. 2310-E-3-L-3-B- NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-147298	500	0	P 945,000.00	05/21/2020	HDMF Title - unoccupied
21	805218101600265	Lot 2-D-1 NON-SUBDIVISION CARARAYAN TIWI ALBAY REGION 5 (BICOL REGION) 4513	Lot Only	T-137467	400	0	P 756,000.00	05/21/2020	For consolidation of Title -Unoccupied
22	805318101500407	Lot 2759-C-4 NON SUBDIVISION ALAWIHAAO DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-57655	969	0	P 1,630,827.00	11/05/2019	For consolidation of Title -Unoccupied
23	805318101500329	Lot 1 Blk. 14 Phase I HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-35934	144	0	P 308,448.00	08/23/2019	For consolidation of Title -Unoccupied
24	805318101500161	Lot 9 Blk. 23 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-42164	140	0	P 289,800.00	08/23/2019	For consolidation of Title -Unoccupied
25	805318101500309	Lot 15 Blk. 28 Phase II HOLIDAY HOMES II LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-69500	99	0	P 204,930.00	08/22/2019	For consolidation of Title -Unoccupied
26	805318101500275	Lot 5 Blk. 16 Phase I HOLIDAY HOMES I LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-41065	95	0	P 196,650.00	12/12/2019	For consolidation of Title -Unoccupied
27	805318101500197	Lot 16 Blk. 17 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-39681	141	0	P 291,870.00	08/23/2019	For consolidation of Title -Unoccupied
28	805318101500208	Lot 5 Blk. 17 Phase I HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-46536	112	0	P 231,840.00	08/23/2019	For consolidation of Title -Unoccupied
29	805318101500240	Lot 5 Blk. 21 Phase II HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-42008	120	0	P 248,400.00	08/23/2019	For consolidation of Title -Unoccupied
30	805318101500231	Lot 17 Blk. 17 Phase I HOLIDAY HOMES LAG-ON DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-41209	124	0	P 256,680.00	12/12/2019	For consolidation of Title -Unoccupied
31	805318101500306	Lot 4 Blk. 3 Phase II HAPPY HOMES PAMORANGON II MAGANG DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	T-64498	136	0	P 319,464.00	09/11/2019	For consolidation of Title -Unoccupied
32	805318101500216	Lot 2 Blk. 25 Phase II IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	18005	180	0	P 534,600.00	08/20/2019	For consolidation of Title -Unoccupied
33	805318101500186	Lot 8 Blk. 24 Phase II IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	17905	180	0	P 534,600.00	08/20/2019	For consolidation of Title -Unoccupied
34	805318101500195	Lot 18 Blk. 22 Phase II IMPERIAL RIDGEVIEW SUBD. PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Lot Only	30318	109	0	P 274,680.00	09/18/2019	For consolidation of Title -Unoccupied
35	805318101500204	Lot 12 Blk. 14 HAPPY HOMES SIPOCOT MALUBAGO SIPOCOT CAMARINES SUR REGION 5 (BICOL REGION) 4408	Lot Only	29320	120	0	P 117,720.00	08/29/2019	For consolidation of Title -Unoccupied
36	805219041200116	Lot 27 Blk. 16 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	T-7979	70	0	P 100,485.00	01/09/2020	For consolidation of Title -Unoccupied
37	805219093000218	Lot 14 Blk. 06 OUR LADY'S VILLAGE SUBDIVISION CAVINITAN VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	6534	125	0	P 179,437.50	11/18/2019	HDMF Title - unoccupied
38	805218101600444	Lot 02 Blk. 06 ST. JOSEPH VILLAGE SUBDIVISION AWAI DONSOL SORSOGON REGION 5 (BICOL REGION) 4715	Lot Only	T-49185	194	0	P 226,980.00	12/19/2019	For consolidation of Title -Unoccupied
39	805219042400079	Lot 258-B NON-SUBDIVISION JUBAN SORSOGON REGION 5 (BICOL REGION) 4703	Lot Only	T-39918	1439.5	0	P 1,684,215.00	05/21/2020	For consolidation of Title -Unoccupied
40	805318101500191	Lot 27 Blk. 16 Phase II IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	23363	240	0	P 712,800.00	08/22/2019	For consolidation of Title -Unoccupied