



Bacolod Housing Business Center
 2nd Floor Gaisano Grand City Mall
 Araneta St., Brgy. Singcang, Bacolod City

INVITATION TO BID

April 20, 2022

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

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
1 st Public Auction	CAPIZ, ILOILO, NEGROS OCCIDENTAL, GUIMARAS	32	May 13 – 20, 2022	May 24, 2022

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, 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod 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 for First Sealed Public Auction Properties.
- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph 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 offices;
 - Pag-IBIG Fund Bacolod - 2nd Floor Gaisano Grand City Mall
 - Pag-IBIG Fund Iloilo – Plazuela de Iloilo, Iloilo City
 - Pag-IBIG Fund Roxas – A & T Santos Building, Roxas 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 5:00 PM** starting **May 13, 2022** until **May 20, 2022**. Bidders are advised to submit their proposals together with a photocopy of their valid identification (ID) card and latest proof of income only on scheduled date of batch. No proposals shall be accepted earlier or later than the schedule 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.
- 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>
	May 24, 2022	Counter (6), 2 nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City
- 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.
- The bidder who offers the highest bid shall be declared as the winner.
- 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 immediately 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 the 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 in 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 down payment of the winning bidder.
 19. For bidders whose bid bond is in the form of 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 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 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 our office at **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Joebert Mari P. Pacheco, Melstar P. Lopez, Liza Mae Jaranilla, Cris Gabiota and Marc S. Jalapa** at tel. no. (034) 707-1535 and cell phone nos. 0961-1444254/0927-1446454. You may also email your inquiries for further details at bacolodlrru@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.

ENGR. NOLI D. ARMADA

Officer – in - Charge

Vice President – Home Lending Operations VisMin
Chairman-Committee on Disposition of Acquired Asset

PROPERTIES FOR 1ST AUCTION (W/OUT DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	STATUS OF TCT	REMARKS
NEGROS OCCIDENTAL - BACOLOD CITY & BAGO CITY									
1	859202001270001	Lot 8 Bik. 4 CAMELOT VILLAGE I ESTEFANIA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2021001716	97	30	P 657,800.00	CONSOLIDATED HDMF	Occupied
2	859202010240022	Lot 8 Bik. 20 GRANDVILLE II MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2011004482	90	38.4	P 734,500.00	CONSOLIDATED HDMF	Occupied
3	859202111250003	Lot 13 Bik. 37 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	308076	50	40	P 783,500.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
4	859202002140001	Lot 13 Bik. 19 Phase DC2 REGENT PEARL HOMES SUBD DC2 ALIJIS BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2021005745	60	73	P 983,000.00	CONSOLIDATED HDMF	Occupied
5	859202204130002	Lot 01 Bik. 16 VILLA CRISTETA SUBDIVISION MA-AO BARRIO BAGO CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6101	Lot Only	T-093-2014000128	90	0	P 179,100.00	CONSOLIDATED HDMF	Unoccupied-Lot
GUIMARAS - JORDAN									
6	805819070300113	Lot 7 Bik. 4 CAPITOL VIEW SUBDIVISION SAN MIGUEL JORDAN (CAPITAL) GUIMARAS REGION 6 (WESTERN VISAYAS) 5045	Lot Only	090-2021009557	240	0	P 864,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
ILOILO - PAVIA, LEGANES & NEW LUCENA									
7	858201910220004	Lot 6 Bik. 1 EON CENTENNIAL HOMES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021002897	111	0	P 666,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
8	858202102240002	Lot 14 Bik. 1 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018000854	80	35.1	P 1,372,000.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
9	858201809250001	Lot 13 Bik. 20 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2021003394	50	55	P 970,128.21	CONSOLIDATED HDMF	Unoccupied
10	858201910170003	Lot 3 Bik. 18 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2020004118	48	55	P 1,184,600.00	CONSOLIDATED HDMF	Occupied
11	858202002060005	Lot 10 Bik. 14 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2021008721	95	0	P 752,875.00	CONSOLIDATED HDMF	Unoccupied
12	858202002060004	Lot 11 Bik. 14 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2021008722	87	36	P 1,128,600.00	CONSOLIDATED HDMF	Unoccupied
13	858201909300007	Lot 40 Bik. 5 MANUELA GREEN VILLAGE SUBDIVISION POBLACION LEGANES ILOILO REGION 6 (WESTERN VISAYAS) 5003	Single Detached	090-2021005007	193	86.5	P 939,800.00	CONSOLIDATED HDMF	Unoccupied
14	858202003100001	Lot 8230-C BILIDAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2019010208	1081	0	P 864,800.00	CONSOLIDATED HDMF	Unoccupied-Lot
15	858202006250008	Lot 8230-B BILIDAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009139	1081	0	P 864,800.00	CONSOLIDATED HDMF	Unoccupied-Lot
16	858202006250012	Lot 6950-A CABILAUAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009119	1000	0	P 800,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
17	858202006250013	Lot 6950-B CABILAUAN NEW LUCENA ILOILO REGION 6 (WESTERN VISAYAS) 5005	Lot Only	090-2021009153	1000	0	P 800,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
CAPIZ - ROXAS CITY, IVISAN & PONTEVEDRA									
18	858202002060002	Lot 16 Bik. 25 COSTA VERDE SUBD. CAGAY ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Attached	097-2021000936	120	51.9	P 2,014,900.00	CONSOLIDATED HDMF	Occupied
19	858202007160003	Lot 4 Bik. 10 BAYBAY ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001180	396	0	P 1,350,360.00	CONSOLIDATED HDMF	Unoccupied-Lot
20	858202002070006	Lot 3925-A-6-J BALIJUAGAN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021000883	1000	0	P 1,600,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
21	858202012180001	Lot 933-I-2 BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001179	250	0	P 625,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
22	805819083000014	Lot 1-B-3 OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001574	145	0	P 362,500.00	CONSOLIDATED HDMF	Unoccupied-Lot
23	858201810310004	Lot 2478-B-3-B NON SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021000935	352	0	P 739,200.00	CONSOLIDATED HDMF	Unoccupied-Lot
24	858202006250005	Lot 2478-B-3-B BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001181	353	0	P 741,300.00	CONSOLIDATED HDMF	Unoccupied-Lot

25	858202102190001	Lot 2478-B-3-2 OLANO SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001388	493	0	P 1,035,300.00	CONSOLIDATED HDMF	Unoccupied-Lot
26	805819070300114	Lot 939-A-3 OLANO SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000322	869	0	P 2,172,500.00	CONSOLIDATED HDMF	Unoccupied-Lot
27	805819070300110	Lot 4 Bik. 8 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2022000325	102	0	P 357,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
28	858201910230001	Lot 737A4F2 ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2021000320	584	84.84	P 1,997,244.99	CONSOLIDATED HDMF	Occupied/Closed
29	858201909300003	Lot 737A4C4 ILAYA-IVISAN IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Single Detached	089-2021000319	1000	254	P 2,853,235.00	CONSOLIDATED HDMF	Unoccupied
30	858201911270029	Lot 214-A POBLACION NORTE IVISAN CAPIZ REGION 6 (WESTERN VISAYAS) 5805	Lot Only	089-2021000318	784	0	P 2,116,800.00	CONSOLIDATED HDMF	Unoccupied-Lot
31	858201912110001	Lot 3529-I MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2020000431	1040	0	P 852,800.00	CONSOLIDATED HDMF	Unoccupied-Lot
32	805819083000015	Lot 7-B-1-B NON SUBDIVISION MALAG-IT PONTEVEDRA CAPIZ REGION 6 (WESTERN VISAYAS) 5802	Lot Only	089-2021000914	500	0	P 1,400,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
NOTE: TCT UNDER DEVELOPER OR UNDER ABATEMENT MAY TAKE SEVERAL YEARS (MORE OR LESS 5 YEARS) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND									

<https://www.foreclosurephilippines.com>