



**Bacolod Housing Business Center**  
2<sup>nd</sup> Floor Gaisano Grand City Mall  
Araneta St., Brgy. Singcang, Bacolod City

**INVITATION TO BID**

April 20, 2022

The Pag-IBIG Fund Committee on Disposal of Real and Other Properties Acquired hereby invites interested bidders who would like to purchase Pag-IBIG Fund acquired assets through Sealed Public Auction:

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
2 <sup>nd</sup> Public Auction	<b>CAPIZ, ILOILO, NEGROS OCCIDENTAL</b>	<b>36</b>	<b>May 13 – 20, 2022</b>	<b>May 24, 2022</b>

**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 Acquired Asset frontline counter servicing, 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph).
- Inspect the chosen property/ies prior submission of bid offer and determine if there are any unpaid dues on the property/ies. The 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 that whatever fees and dues pertaining to the properties shall be for the account of the winning bidder.”
- 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](http://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](http://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 frontline counter servicing 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 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](http://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](http://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 **May 24, 2022** at 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay 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:
  - Cash;
  - 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](http://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 three (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**, 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% downpayment;
    - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of Notice of Award:
      - Processing fee of Two Thousand Pesos (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 non-life insurance);
    - 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 **2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact Acquired Asset Section at tel. no. (034) 707-1535 and cell phone nos. 0961-1444254 /0927-1446454. You may also email your inquiries for further details at [bacolodlrmr.lrru@pagibigfund.gov.ph](mailto:bacolodlrmr.lrru@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

<https://www.foreclosurephilippines.com>

## PROPERTIES FOR 2ND AUCTION (W/ DISCOUNT)

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	STATUS OF TCT	REMARKS
<b>NEGROS OCCIDENTAL - BACOLOD CITY</b>									
1	859202111250004	Lot 14 Blk. 02 REGENT PEARL HOMES SUBDIVISION TANGUB BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2018004115	60	48	P 722,520.00	CONSOLIDATED HDMF	Occupied
<b>ILOILO - PAVIA, OTON, ZARRAGA, SAN MIGUEL &amp; POTOTAN</b>									
2	858201910220002	Lot 29 Blk. 33 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2021006537	94	64.8	P 1,508,400.00	CONSOLIDATED HDMF	Unoccupied-Lot
3	858201910220001	Lot 27 Blk. 33 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021006536	94	0	P 592,200.00	CONSOLIDATED HDMF	Unoccupied
4	858201912110008	Lot 26 Blk. 77 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2021006530	99	0	P 666,228.32	CONSOLIDATED HDMF	Unoccupied-Lot
5	805819081300006	Lot 3 Blk. 26 Phase V1 PROVIDENCE - ILOILO BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	0902019001347 / 348	110	0	P 693,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
6	858202202240005	Lot 8 Blk. 19 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018004924	90	35.1	P 1,334,700.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
7	858202112240011	Lot 30 Blk. 46 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009648	80	35.1	P 1,080,900.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
8	858202112240015	Lot 32 Blk. 11 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005359	48	55	P 942,753.29	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
9	858202112240012	Lot 26 Blk. 8 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005256	48	55	P 1,110,420.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
10	858202112240004	Lot 39 Blk. 14 Phase 2 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005512	48	55	P 1,261,440.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
11	858202112240013	Lot 41 Blk. 1 DECA HOMES PAVIA PHASE 2 PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013004893	48	87	P 1,697,220.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
12	858202011260001	Lot 28 Blk. 19 Phase 2 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005696	54	55	P 1,240,020.00	FOR CONSOLIDATION (ABATEMENT)	Occupied
13	859201811190001	Lot 24 Blk. 18 Phase 1 DECA HOMES PAVIA PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	T-090-201006729	48	55	P 1,171,530.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
14	858202112240006	Lot 28 Blk. 21 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002251	54	33	P 683,370.00	FOR CONSOLIDATION (ABATEMENT)	Unoccupied
15	858201912110007	Lot 11 Blk. 19 STO NINO SUBDIVISION CAGBANG OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Double Attached	090-2021007355	220	111.78	P 3,052,170.00	CONSOLIDATED HDMF	Occupied
16	858201908200006	Lot 7 Blk. 4 HAPPY HOMES SUBDIVISION ILAYA POBLACION ZARRAGA ILOILO REGION 6 (WESTERN VISAYAS) 5004	Double Attached	090-2021003392	100	94	P 1,636,830.00	CONSOLIDATED HDMF	Occupied
17	805819061900029	Lot 665-C-2-H GARDEN & BLOOM SUBDIVISION SAN JOSE SAN MIGUEL ILOILO REGION 6 (WESTERN VISAYAS) 5025	Single Detached	090-2021009010	828	62	P 4,020,300.00	CONSOLIDATED HDMF	Occupied
18	858202001150006	Lot 4-C RUMBANG POTOTAN ILOILO REGION 6 (WESTERN VISAYAS) 5008	Lot Only	090-2021004502	196	0	P 441,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
<b>CAPIZ - ROXAS CITY &amp; PANAY</b>									
19	805819070300108	Lot 1-B-1 OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001566	145	0	P 326,250.00	CONSOLIDATED HDMF	Unoccupied-Lot
20	805819070300118	Lot 1-B-5 OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001631	277	0	P 623,250.00	CONSOLIDATED HDMF	Unoccupied-Lot
21	805819061900033	Lot 2-F OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001753	175	0	P 378,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
22	805819083000012	Lot 934-B-1-F OLANO SUBDIVISION BANICA ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001587	301	0	P 677,250.00	CONSOLIDATED HDMF	Unoccupied-Lot

23	858201909180018	Lot 2478-B-3-B BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000577	353	0	P 667,170.00	CONSOLIDATED HDMF	Unoccupied-Lot
24	858201904220003	Lot 1454-F-2 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000957	292	0	P 1,103,760.00	CONSOLIDATED HDMF	Unoccupied-Lot
25	858201904220002	Lot 1454-F-1 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000958	292	0	P 1,103,760.00	CONSOLIDATED HDMF	Unoccupied-Lot
26	858202002070004	Lot 2084-B-2 MILIBILI ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021000882	921	0	P 2,486,700.00	CONSOLIDATED HDMF	Unoccupied-Lot
27	805819061900038	Lot 7 BIK. 10 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001586	120	0	P 378,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
28	805819070300115	Lot 10 BIK. 6 LA FRONTERA SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001572	160	0	P 504,000.00	CONSOLIDATED HDMF	Unoccupied-Lot
29	858201909300004	Lot 3 BIK. 5 OAKWOOD SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2020000714	125	0	P 393,750.00	CONSOLIDATED HDMF	Unoccupied-Lot
31	805819083000018	Lot 3 BIK. 3 OAKWOOD SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001569	102	0	P 321,300.00	CONSOLIDATED HDMF	Unoccupied-Lot
30	805819061900034	Lot 939-A-5 NON SUBDIVISION MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	097-2021001567	497	0	P 1,118,250.00	CONSOLIDATED HDMF	Unoccupied-Lot
32	858202003090001	Lot 4 BIK. 13 WEST LAKE VILLA PHASE III TANQUE ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2021001182	144	0	P 751,680.00	CONSOLIDATED HDMF	Unoccupied-Lot
33	858201907300008	Lot 11 BIK. 17 COSTA VERDE SUBD. CAGAY ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Single Detached	097-2021000439	211	50	P 2,356,740.00	CONSOLIDATED HDMF	Occupied
34	858201907300007	Lot 10-G TANZA SUR PANAY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	089-2020000432	234	0	P 273,780.00	CONSOLIDATED HDMF	Unoccupied-Lot
35	858201907300006	Lot 10-H TANZA SUR PANAY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	089-2020000433	234	0	P 273,780.00	CONSOLIDATED HDMF	Unoccupied-Lot
36	858201905160001	Lot 414-A-3 TANZA SUR PANAY CAPIZ REGION 6 (WESTERN VISAYAS) 5801	Lot Only	089-2021000203	1182	0	P 1,170,180.00	CONSOLIDATED HDMF	Unoccupied-Lot
<b>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</b>									