



(Cebu Housing Hub)

INVITATION TO BID

June 09, 2023

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:

TRANCHE	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
126 th SPB	CEBU PROPERTIES	19	03 JULY 2023 TO 07 JULY 2023	11 JULY 2023

GENERAL GUIDELINES

1. The list of the properties for Sealed Public Auction may be viewed at Pag-IBIG Fund Official website www.pagibigfund.gov.ph (click Properties for sale – Public Auction No discount Cebu Housing Business Center - **126th Tranche**).
2. All interested bidders are encouraged to inspect the chosen property/ies prior to 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.”
3. Interested bidders shall submit their **BID OFFER** indicating their preferred mode of payment using the **OFFER TO BID** form HQP-AAF-103 (V02) for individual bidder and HQP-AAF-238 (V02) for Company bidder. You may secure these copies at www.pagibigfund.gov.ph click Properties for sale – Public Auction No discount Cebu Housing Business Center -**126th Tranche** and click/tap “click here to open complete details”.
4. Discounts are not applicable during First Sealed Public Auction.
5. Bidders are also encouraged to visit the above website 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.
6. Bidders are advised to drop their **Registration form and Bid Offer/s** together with a photocopy of their valid Identification (ID) card (with 3 specimen signature) and latest proof of income in the drop box located at the 3rd Floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City from **8:00 AM to 5:00 PM** starting **03 JULY 2023** until **07 JULY 2023**:
7. Bidders may designate their Authorized representatives, provided they shall issue the following documents:
 - a. Notarized Special Power of Attorney (SPA) for individual-bidder (HQP-AAF-119 (V01) and valid identification (ID) card of the bidder and their representative (with 3 specimen signature). The SPA for bidding may be downloaded at <https://www.pagibigfund.gov.ph/acquiredassets.html>

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 – HQP-AAF-120 (V01) and valid identification (ID) card of the Corporate Secretary and their representative (with 3 specimen signature).

NOTE: The suggested template of the said documents may be downloaded at <https://www.pagibigfund.gov.ph/acquiredassets.html>
8. 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.
9. 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.

10. The determination of winning bidders shall be on **11 JULY 2023** at **Pag-IBIG Fund WT Corporate Tower, Cebu Business Park, Cebu City**.
11. 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.
12. The bidder who offers the highest bid shall be declared as the winner.
13. 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.
14. 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.
15. The result of the sealed public auction shall be released and posted at <https://www.pagibigfund.gov.ph/acquiredassets.html> on the following week after the scheduled date of determination of highest bidders. Bidders are encouraged to check the result on the said website.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. Interested parties may visit 3rd Floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City or you may also contact MR. ANGELO E. HERMOSISIMA; MS. JERRA MAE D. PACINIO; MS. KAYE ANTONETTE A. DIANO OR MS. MA. SARAH A. BETINOL at tel. nos. (032) 260-1800 and (032) 412-2110 or email your inquiries for further details at aehermosisima@pagibigfund.gov.ph or cebulmrd.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. ENGR. NOLI D. ARMADA

Vice President, Home Lending Operations
Visayas/Mindanao Group

Chairman
Committee on Disposition of Acquired Assets
Chairman, Committee on Disposition of
Acquired Assets

<https://www.foreclosurephilippines.com>



Cebu Housing Hub
Loans Management and Recovery Department
Acquired Asset Management

INSTRUCTION TO BIDDERS

1. Select property/ies from the list of properties available for public auction posted at Pag-IBIG Fund official website (www.pagibigfund.gov.ph).
2. Inspect the chosen property/ies prior to submission of bid offer and determine if there are any unpaid dues on the property/ies. The properties are sold on an "As Is, Where Is" basis, whatever physical/ occupancy status and any fees, dues pertaining to the properties shall be for the account of the winning bidder.
3. Secure 1 copy of the Offer to Bid (For Sealed Public Auction) from the Acquired Asset Counter at the 3rd Floor Pag-IBIG Fund – WT Corporate Tower, Minadanao Avenue, Cebu Business Park, Cebu City or at any designated dropbox location or you may download the form at www.pagibigfund.gov.ph.
4. Fill out the Offer to Bid forms and affix signature on the designated portion of the form.

NOTES: a. The bid amount shall in no case be lower than the minimum bid price indicated in the Invitation to Bid

b. Selling Price will be based on your bid amount/ offer

5. Bidder shall register and submit/ drop his duly accomplished Offer to bid form, photocopy of valid IDs with 3 specimen signatures, proof of income and Special Power of Attorney together with valid IDs of attorney in fact (if applicable) at the acquired asset frontline counter servicing at the 3rd Floor, Pag-IBIG Fund – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu or at any designated dropbox location in accordance to the schedule date posted.

NOTE: Submission of multiple bid for ONE property is a ground for DISQUALIFICATION.

6. Should the bidder unable to register and submit their bid offer in person, the bidder may designate his/her/their Authorized Representative provided they shall present the following documents:

- a. For individual bidder - Notarized Special Power of Attorney (SPA) together with one (1) government issued ID each for the bidder and Authorized Representative.

NOTE: In case the bidder is an OFW, the SPA shall be duly certified and authenticated by the Philippine Embassy or Consulate in the country where the bidder is assigned/working.

- b. For juridical entity - Secretary's Certificate together with one (1) government issued ID each for the bidder and Authorized Representative.

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

7. Upon registration (based on the scheduled date posted), drop the sealed bid envelope to the designated bid box.
8. Cut-off time for submission of offer/s is at 5:00PM.
No more bid offer/s shall be accepted from the unregistered bidder/s after the cut-off time and date posted.

9. The opening of sealed envelopes shall be done on the date posted (bidders are not required to attend on the opening date as the IATF still prohibits mass gathering).
10. In case there are identical offers constituting the highest offer on a specific property, the tie shall be resolved by toss coin. However, in case there are more than two (2) highest offerors, the tie shall be resolved through draw lots.
11. The bidder who offers the highest bid shall be declared as the winner. Bidder/s will be informed to pay his 5% bid bond and receive his Notice of Award within 3 working days after the notification.
12. 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.
13. 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.
14. 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 3 working days from notification and the remaining ninety five percent (95%) of his/her bid offer within the approved payment period.

NOTE: Original Borrowers or Interested Bidders who have a history with Pag-IBIG Fund, where its Housing Loan account was Foreclosed or Cancelled are not allowed to avail of a Long-Term Installment/Housing Loan as a mode of payment but may Submit Offer through Cash or Short-Term Installment basis only.

Please be advised that only bidders or Attorney-In-Fact are allowed in the counter servicing to maintain social distancing in the area. You are required to wear face mask and face shield upon entry and provide your personal writing materials. **Pag-IBIG Fund reserves the right to suspend the scheduled Sealed Public Auction in the event that provision provided in the IATF requirements are violated.**

Conforme:

✓

Signature over printed name of bidder or
Attorney-in-fact (if any)

Pag-IBIG Fund
(Cebu Housing Hub)
LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION
126th Tranche - 1st Sealed Public Auction

DATE OF ACCEPTANCE: 03 JULY 2023 TO 07 JULY 2023
DATE OF OPENING: 11 JULY 2023

ITEM NO.	PROPERTY NUMBER	LOCATION	TYPE	TCT NO.	LOT AREA	FLOOR AREA	MINIMUM BID PRICE	APPRAISAL DATE	REQUIRED GROSS MONTHLY INCOME FOR BIDDERS WHO WILL CHOOSE LONG TERM INSTALLMENT AS MODE OF PAYMENT (Amount is based on minimum bid price, required GMI may change depending on actual Bid Offer)	STATUS OF TCT
LAPU-LAPU CITY										
LA ALDEA DEL MAR SUBDIVISION, BABAG, LAPU-LAPU CITY, CEBU										
1	867202202230019	LOT 04, BLOCK 36, LA ALDEA DEL MAR SUBDIVISION, BABAG, LAPU-LAPU CITY, CEBU	TOWNHOUSE	110-2016002345	40.00	44.50	1,395,858.00	03/20/23	₱24,880.97	For consolidation - REM
BF TOWNHOMES SUBDIVISION, PAJAC, LAPU-LAPU CITY, CEBU										
2	867202207220003	LOT 08, BLOCK 09, PH. 2, BF TOWNHOMES SUBDIVISION, PAJAC, LAPU-LAPU CITY, CEBU	TOWNHOUSE	110-2019004672	40.00	61.00	1,439,500.00	07/12/22	₱25,658.88	Consolidated to HDMF
SAEKYUNG 956, LOOC, LAPU-LAPU CITY, CEBU										
3	867202304240004	UNIT B2-513, SAEKYUNG 956, LOOC, LAPU-LAPU CITY, CEBU	CONDOMINIUM	110-2019000770		27.00	1,794,600.00	01/30/2023	₱31,988.48	For consolidation - CTS
4	867202304240005	UNIT B1-1428, SAEKYUNG 956, LOOC, LAPU-LAPU CITY, CEBU	CONDOMINIUM	110-2019000547		27.00	1,650,900.00	01/12/2023	₱29,427.05	For consolidation - CTS
5	867202304240008	UNIT B1-1710, SAEKYUNG 956, LOOC, LAPU-LAPU CITY, CEBU	CONDOMINIUM	110-2019000619		27.00	1,785,700.00	12/29/2022	₱31,829.84	For consolidation - CTS
6	867202303220005	UNIT B1-1822, SAEKYUNG 956, LOOC, LAPU-LAPU CITY, CEBU	CONDOMINIUM	110-2019000661		27.00	1,819,300.00	11/18/2022	₱32,428.76	For consolidation - CTS
MANDAUE CITY										
BAMBOO BAY COMMUNITY, H. CORTES ST., SUBANGDAKU, MANDAUE CITY, CEBU										
7	867202210270005	UNIT 14X-14F, TOWER 3, BAMBOO BAY COMMUNITY, H. CORTES ST., SUBANGDAKU, MANDAUE CITY, CEBU	CONDOMINIUM	111-2017000727		23.00	2,461,400.00	08/23/22	₱43,874.10	For consolidation - CTS (Under BIR abatement)
COMPOSTELA										
COMPOSTELA BEACHLINE SUBDIVISION, ESTACA, COMPOSTELA, CEBU										
8	867202204280001	LOT 12, BLOCK 01, COMPOSTELA BEACHLINE SUBDIVISION, ESTACA, COMPOSTELA, CEBU	TOWNHOUSE	111-2015000724	42.00	60.00	1,269,144.00	06/03/23	₱22,622.31	For consolidation - REM

DANAO CITY										
GOLDENVILLE SUBDIVISION, SABANG, DANAO CITY, CEBU										
9	867202210270009	LOT 16, BLOCK 05, GOLDENVILLE SUBDIVISION, SABANG, DANAO CITY, CEBU	TOWNHOUSE	TP-105	36.00	51.00	611,300.00	07/01/22	₱10,896.33	For consolidation - CTS (Under BIR abatement)
CEBU CITY										
URBAN DECA HOMES H. CORTES, KASAMBAGAN, CEBU CITY, CEBU										
10	864202304260002	UNIT B15-121, URBAN DECA HOMES H. CORTES, KASAMBAGAN, CEBU CITY, CEBU	CONDOMINIUM	107-2016005287		26.80	1,881,400.00	03/29/23	₱33,535.68	For consolidation - CTS
TALISAY CITY										
MONTERREY HOMES, MOHON, TALISAY CITY, CEBU										
11	864202212290002	LOT 13, BLOCK 04, MONTERREY HOMES, MOHON, TALISAY CITY, CEBU	TOWNHOUSE	102-2020002032	60.00	60.40	1,460,500.00	11/22/22	₱26,033.20	Consolidated to HDMF
CAMELLA HOMES - TIERRA GRANDE, LAWAAN I, TALISAY CITY, CEBU										
12	864202205180006	LOT 12, BLOCK 04, PH. 1A, CAMELLA HOMES - TIERRA GRANDE, LAWAAN I, TALISAY CITY, CEBU	SINGLE ATTACHED	T-98065	88.00	49.55	1,108,500.00	02/18/22	₱19,758.85	For consolidation - REM
DECA HOMES-TALISAY SUBDIVISION, DUMLOG, TALISAY CITY, CEBU										
13	864202001170002	LOT 16, BLOCK 20, PH. 1, DECA HOMES-TALISAY SUBDIVISION, DUMLOG, TALISAY CITY, CEBU	TOWNHOUSE	102-2021003894	52.00	51.00	1,212,900.00	07/15/22	₱21,619.77	Consolidated to HDMF
MINGLANILLA										
DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU										
14	864202304260007	LOT 04, BLOCK 03, PH. 2, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	102-2018003439	38.00	46.40	886,866.00	03/14/23	₱15,808.26	Consolidated to HDMF
15	864202205270001	LOT 23, BLOCK 08, PH. 2, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	T-157520 (102-2022003308)	38.00	46.40	915,880.00	05/02/23	₱16,323.75	For consolidation - REM
16	806423010300001	LOT 46, BLOCK 12, PH. 2, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	102-2017000162	52.00	46.40	1,088,700.00	01/19/23	₱19,405.92	Consolidated to HDMF
17	864202205270003	LOT 38, BLOCK 15, PH. 3, DECA HOMES - TUNGKIL SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU	TOWNHOUSE	102-2011005207	38.00	46.40	992,288.00	05/02/22	₱17,685.62	For consolidation - REM
CARCAR CITY										
PERRELOS, CARCAR CITY, CEBU										
18	806420071000036	LOT 2379-A-1-A, PERRELOS, CARCAR CITY, CEBU	SINGLE DETACHED	T-140735	1000.00	171.04	8,018,221.00	01/06/22	₱106,949.13 (Based on the Maximum loanable amount of P6M)	For consolidation - REM (Under BIR abatement)
TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU										
19	864202212230006	LOT 41, BLOCK 18, TIERRA NAVA SUBDIVISION, POBLACION III, CARCAR CITY, CEBU	TOWNHOUSE	102-2017008546	42.00	36.00	1,423,600.00	09/12/22	₱25,375.46	For consolidation - CTS (Under BIR abatement)
NOTE: ACCOUNTS UNDER ABATEMENT MAY TAKE SEVERAL YEARS (MORE OR LESS 5 YEARS) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND										



Buy a property
as low as
₱ 611,300.00

AUCTION SALE

DATE OF ACCEPTANCE: 03 JULY 2023 - 07 JULY 2023 8:00 AM - 5:00 PM
at the at the 3rd Floor, Pag-IBIG Fund WT Corporate Tower, Cebu Business Park, Cebu City
DATE OF OPENING: 11 JULY 2023



❖ **Block 36, Lot 04, La Aldea del Mar Subdivision, Babag, Lapu-Lapu City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 40.00 Sqm.
Floor Area : 44.50 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - REM

Minimum Bid Price : Php 1,395,858.00



❖ **Unit B2-513, Saekyung 956, Looc, Lapu-Lapu City, Cebu**

▲ **Condominium**
Floor Area : 27.00 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - CTS

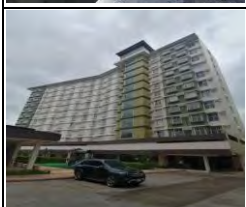
Minimum Bid Price : Php 1,794,600.00



❖ **Unit B1-1710, Saekyung 956, Looc, Lapu-Lapu City, Cebu**

▲ **Condominium**
Floor Area : 27.00 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Bid Price : Php 1,785,700.00



❖ **Unit 14X-14F, Tower 3, Bamboo Bay Community, H. Cortes St., Subangdaku, Mandaue City, Cebu**

▲ **Condominium**
Floor Area : 23.00 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

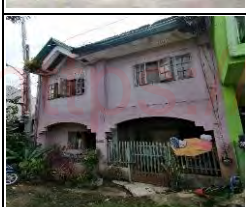
Minimum Bid Price : Php 2,461,400.00



❖ **Block 05, Lot 16, Goldenville Subdivision, Sabang, Danao City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 36.00 Sqm.
Floor Area : 51.00 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Bid Price : Php 611,300.00



❖ **Block 04, Lot 13, Monterrey Homes, Mohon, Talisay City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 60.00 Sqm.
Floor Area : 60.40 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Bid Price : Php 1,460,500.00



❖ **Block 20, Lot 16, Ph. 1, Deca Homes - Talisay Subdivision, Dumlog, Talisay City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 52.00 Sqm.
Floor Area : 51.00 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Bid Price : Php 1,212,900.00



❖ **Block 08, Lot 23, Ph. 2, Deca Homes - Tungkil Subdivision, Tungkil, Minglanilla, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 38.00 Sqm.
Floor Area : 46.40 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - REM

Minimum Bid Price : Php 915,880.00



❖ **Block 15, Lot 38, Ph. 3, Deca Homes - Tungkil Subdivision, Tungkil, Minglanilla, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 38.00 Sqm.
Floor Area : 46.40 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - REM

Minimum Bid Price : Php 992,288.00



❖ **Block 18, Lot 41, Tierra Nava Subdivision, Poblacion III, Carcar City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 42.00 Sqm.
Floor Area : 36.00 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : For consolidation - CTS
(Under BIR abatement)

Minimum Bid Price : Php 1,423,600.00



❖ **Block 09, Lot 08, Ph. 2, BF Townhomes Subdivision, Pajac, Lapu-Lapu City, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 40.00 Sqm.
Floor Area : 61.00 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : Consolidated to HDMF

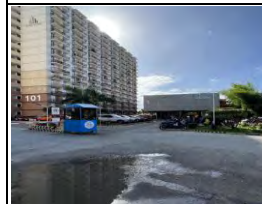
Minimum Bid Price : Php 1,439,500.00



❖ **Unit B1-1428, Saekyung 956, Looc, Lapu-Lapu City, Cebu**

▲ **Condominium**
Floor Area : 27.00 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Bid Price : Php 1,650,900.00



❖ **Unit B1-1822, Saekyung 956, Looc, Lapu-Lapu City, Cebu**

▲ **Condominium**
Floor Area : 27.00 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Bid Price : Php 1,819,300.00



❖ **Block 01, Lot 12, Compostela Beachline Subdivision, Estaca, Compostela, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 42.00 Sqm.
Floor Area : 60.00 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - REM

Minimum Bid Price : Php 1,269,144.00



❖ **Unit B15-121, Urban Deca Homes H. Cortes, Kasambagan, Cebu City, Cebu**

▲ **Condominium**
Floor Area : 26.80 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : For consolidation - CTS

Minimum Bid Price : Php 1,881,400.00



❖ **Block 04, Lot 12, Ph. 1A, Camella Homes - Tierra Grande, Lawaan I, Talisay City, Cebu**

▲ **House and Lot (Single Attached)**
Lot Area : 88.00 Sqm.
Floor Area : 49.55 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : For consolidation - REM

Minimum Bid Price : Php 1,108,500.00



❖ **Block 03, Lot 04, Ph. 2, Deca Homes - Tungkil Subdivision, Tungkil, Minglanilla, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 38.00 Sqm.
Floor Area : 46.40 Sqm.
Occupancy Status : UNOCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Bid Price : Php 886,866.00



❖ **Block 12, Lot 46, Ph. 2, Deca Homes - Tungkil Subdivision, Tungkil, Minglanilla, Cebu**

▲ **House and Lot (Townhouse)**
Lot Area : 52.00 Sqm.
Floor Area : 46.40 Sqm.
Occupancy Status : OCCUPIED
Status of TCT : Consolidated to HDMF

Minimum Bid Price : Php 1,088,700.00



❖ **Lot 2379-A-1-A, Perrelos, Carcar City, Cebu**

▲ **House and Lot (Single Detached)**
Lot Area : 1,000.00 Sqm.
Floor Area : 171.04 Sqm.
Occupancy Status : OCCUPIED (2 SINGLE DETACHED STRUCTURES)
Status of TCT : For consolidation - REM
(Under BIR abatement)

Minimum Bid Price : Php 8,018,221.00

NOTE: ACCOUNTS UNDER BIR ABATEMENT MAY TAKE SEVERAL YEARS (more or less 5 years) FOR TCT TO BE CONSOLIDATED IN THE NAME OF THE FUND

For more information, please visit or call Acquired Assets Division at the 3rd Floor, Pag-IBIG Fund-WT Corporate Tower, Mindanao Ave., Cebu Business Park, Cebu City
Globe Landline: (032) 412-2110, Globe mobile no. 0926-0815994 and Smart mobile no. 0943-3615915
or email us at cebulmrd.lrrd2@pagibigfund.gov.ph; visit our website at www.pagibigfund.gov.ph

Rank

OFFER TO BID

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to your “**INVITATION TO BID**” on sale of acquired properties published in the newspaper/Pag-IBIG Fund website to be held on _____ at _____, I/We hereby submit my/our bid offer, subject to the terms and conditions stated in the Invitation to Bid and the Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Location of the Property: _____
_____ Property Number: _____
2. Bid Offer: _____
_____ (P _____)
3. Bid Bond (5% of Bid Offer): _____
_____ (P _____)
4. Mode of Payment for the Remaining Balance of Bid Offer:

☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)

☐ Short-Term Installment (to pay within _____ months) (maximum of 12 months)

☐ Long-Term Installment (to pay within _____ years) (maximum of 30 years) (please attached a copy of proof of income)

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to bid. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) To purchase the property/ies on “**As Is, Where Is**” basis on which I/We accept the physical condition of the property/ies including whether it is occupied or not. That whatever fees and dues pertaining to the property/ies shall be for the account of the me/us;
- 2) To hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) That I/We enclose my/our CASH payment/s or MANAGER’s CHECK payable to the Pag-IBIG FUND, as bidder’s bond in the amount at least 5% of the bid offer. The said deposit shall be returned if my/our proposal is deemed unsuccessful, or applied as part of the payment if my/our bid is declared as winning bid by the Pag-IBIG FUND.
- 4) That Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 5) That should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.
- 6) That any notification posted on website and/or sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed and received.

Further, I/We hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s. I/We understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/We promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

SIGNATURE OF BIDDER
OVER PRINTED NAME

SIGNATURE OF AUTHORIZED
REPRESENTATIVE OVER PRINTED NAME
(IF ANY)

DATE

Bidder Information (Please write in BLOCK LETTERS):

NAME OF BIDDER <small>Last Name First Name Name Extension (e.g. Jr., III) Middle Name Maiden Name</small>					DATE OF BIRTH <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td><td>y</td><td>y</td><td></td><td></td></tr></table>												m	m	d	d	y	y	y	y																																	
m	m	d	d	y	y	y	y																																																		
PRESENT OCCUPANT <input type="checkbox"/> Yes <input type="checkbox"/> No		FORMER OWNER <input type="checkbox"/> Yes <input type="checkbox"/> No		Pag-IBIG MEMBER <input type="checkbox"/> Yes <input type="checkbox"/> No		WITH PREVIOUS / EXISTING Pag-IBIG HOUSING LOAN ACCOUNT <input type="checkbox"/> Yes, Housing Account Number (HAN) : _____ <input type="checkbox"/> No																																																			
MARITAL STATUS <input type="checkbox"/> Single/Unmarried <input type="checkbox"/> Widow/er <input type="checkbox"/> Annulled <input type="checkbox"/> Married <input type="checkbox"/> Legally Separated				GENDER <input type="checkbox"/> Male <input type="checkbox"/> Female		CITIZENSHIP																																																			
Pag-IBIG MID NUMBER/RTN		SSS/GSIS ID NO.		TAXPAYERS ID NO. (TIN)		COMMON REFERENCE NO. (CRN)																																																			
NAME OF SPOUSE (IF MARRIED) <small>Last Name First Name Name Extension (e.g. Jr., III) Middle Name Maiden Name</small>					DATE OF BIRTH <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td><td>y</td><td>y</td><td></td><td></td></tr></table>													m	m	d	d	y	y	y	y																																
m	m	d	d	y	y	y	y																																																		
PERMANENT HOME ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>					CONTACT DETAILS <small>(Indicate country code if abroad)</small> COUNTRY + AREA CODE TELEPHONE NO. Cellphone No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Home Tel. No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Employer/Business Tel. No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Personal Email Address <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																				
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																									
PRESENT HOME ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>																																																									
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																									
EMPLOYER/BUSINESS NAME																																																									
EMPLOYER/BUSINESS ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>																																																									
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																									
PREFERRED MAILING ADDRESS <input type="checkbox"/> Present Home Address <input type="checkbox"/> Employer/Business Address <input type="checkbox"/> Permanent Home Address																																																									

Authorized Representative Information (if applicable) (Please write in BLOCK LETTERS):

(Note: Authorized Representatives must be armed with an SPA when transacting with Pag-IBIG Fund)

NAME OF AUTHORIZED REPRESENTATIVE <small>Last Name First Name Name Extension (e.g. Jr., III) Middle Name Maiden Name</small>					DATE OF BIRTH <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td><td>y</td><td>y</td><td></td><td></td></tr></table>												m	m	d	d	y	y	y	y																																			
m	m	d	d	y	y	y	y																																																				
FORMER OWNER <input type="checkbox"/> Yes <input type="checkbox"/> No		Pag-IBIG MEMBER <input type="checkbox"/> Yes <input type="checkbox"/> No		GENDER <input type="checkbox"/> Male <input type="checkbox"/> Female		MARITAL STATUS <input type="checkbox"/> Single/Unmarried <input type="checkbox"/> Widow/er <input type="checkbox"/> Annulled <input type="checkbox"/> Married <input type="checkbox"/> Legally Separated		CITIZENSHIP																																																			
Pag-IBIG MID NUMBER/RTN		SSS/GSIS ID NO.		TAXPAYERS ID NO. (TIN)		COMMON REFERENCE NO. (CRN)																																																					
PERMANENT HOME ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>					CONTACT DETAILS <small>(Indicate country code if abroad)</small> COUNTRY + AREA CODE TELEPHONE NO. Cellphone No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Home Tel. No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Employer/Business Tel. No. <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> Personal Email Address <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>																																																						
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																											
PRESENT HOME ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>																																																											
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																											
EMPLOYER/BUSINESS NAME																																																											
EMPLOYER/BUSINESS ADDRESS <small>Unit/Room No., Floor Building Name Lot No., Block No., Phase No. or House No. Street Name</small>																																																											
Subdivision Barangay Municipality/City Province and State Country (if abroad) ZIP Code																																																											
PREFERRED MAILING ADDRESS <input type="checkbox"/> Present Home Address <input type="checkbox"/> Employer/Business Address <input type="checkbox"/> Permanent Home Address																																																											

THIS PORTION IS FOR Pag-IBIG FUND USE ONLY

Reviewed by	Date	Remarks
Noted by Committee on Disposition of Acquired Assets		

Rank

OFFER TO BID

_____ Date

To: **Pag-IBIG FUND COMMITTEE ON DISPOSITION OF ACQUIRED ASSETS**

Relative to your “**INVITATION TO BID**” on sale of acquired properties published in the newspaper/Pag-IBIG Fund website to be held on _____ at _____, I/We hereby submit my/our bid offer, subject to the terms and conditions stated in the Invitation to Bid and the Guidelines Implementing the Sale of Pag-IBIG Fund Acquired Assets Program:

1. Location of the Property: _____
_____ Property Number: _____
2. Bid Offer: _____
_____ (P_____)
3. Bid Bond (5% of Bid Offer): _____
_____ (P_____)
4. Mode of Payment for the Remaining Balance of Bid Offer:

☐ Cash (to pay within 30 days from signing of Deed of Conditional Sale)

☐ Short-Term Installment (to pay within _____ months) (maximum of 12 months)

I/We certify that the information/statement indicated herein is to my/our knowledge, true, correct, complete and updated and I/We investigate and inspect the said property/ies before tendering this offer to bid. The signature appearing below is genuine. Further, I/We hereby agree of the following:

- 1) To purchase the property/ies on “**As Is, Where Is**” basis on which I/We accept the physical condition of the property/ies including whether it is occupied or not. That whatever fees and dues pertaining to the property/ies shall be for the account of the me/us;
- 2) To hold Pag-IBIG Fund free and harmless from liabilities of whatever kind and nature arising out of any legal claims which may be filed by third persons involving the property/ies;
- 3) That I/We enclose my/our CASH payment/s or MANAGER’s CHECK payable to the Pag-IBIG FUND, as bidder’s bond in the amount at least 5% of the bid offer. The said deposit shall be returned if my/our proposal is deemed unsuccessful, or applied as part of the payment if my/our bid is declared as winning bid by the Pag-IBIG FUND.
- 4) That Pag-IBIG Fund has no commitment and makes no guaranty to approve the offer, as it is understood to be subject to final approval by Pag-IBIG Fund’s approving authorities.
- 5) That should my/our application be approved, notarial and all other fees pertaining to the purchase of the property/ies shall be for my/our account.
- 6) That any notification posted on website and/or sent by Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirement and presumed to be deemed and received.

Further, I/We hereby agree and consent to the collection, generation, use, processing, storage and retention of my/our personal information for the purpose/s of acquiring a Pag-IBIG Fund acquired asset/s. I/We understand that my/our personal information will be shared with other government agencies and to third parties as may be necessary, for the use of which shall be governed by the Republic Act No. 10173 also known as the “Data Privacy Act of 2012” and its implementing rules and regulations, I/We promise to notify Pag-IBIG Fund should there be any amendment or changes in my/our personal information indicated herein.

SIGNATURE OF BIDDER
OVER PRINTED NAME

SIGNATURE OF AUTHORIZED
REPRESENTATIVE OVER PRINTED NAME
(IF ANY)

DATE

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

Authorized Representative Information (Please write in BLOCK LETTERS):

(Note: Authorized Representatives must be armed with an SPA / Secretary's Certificate when transacting with Pag-IBIG Fund)

THIS PORTION IS FOR Pag-IBIG FUND USE ONLY

THIS FORM MAY BE REPRODUCED. NOT FOR SALE.

SECRETARY’S CERTIFICATE

I, _____, Filipino, of legal age, with office address at _____, after being duly sworn in accordance with law, hereby depose and say:

1. That I am the duly elected Corporate Secretary of _____, a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office address at _____.
2. That during the Regular/Special meeting of the Board of (Directors/Trustees) of the said corporation held on _____ at _____, at which a quorum was present, the following resolutions were adopted:

RESOLUTION NO. _____
Series of _____

“**RESOLVED**, as it is hereby resolved, that the Corporation is hereby authorized to participate in a public auction of acquired assets of Pag-IBIG Fund, subject to such terms and conditions as may be provided by the Pag-IBIG Fund.

“**RESOLVED FURTHER**, that Mr./Ms. _____ is/are hereby authorized for and in behalf of the Corporation to do and perform the following acts, to wit:

“To execute, sign and deliver to the Pag-IBIG Fund any documents which may be required in participation of the Corporation in public bidding and post bid documentation thereafter in case the bid is declared as the winning bid;

“To receive the Notice of Award issued by the Committee on Disposition of Acquired Assets of Pag-IBIG Fund once the bid offer is declared as the winning bid;

“To receive bidding documents, including the bidder’s bond from Committee on Disposition of Acquired Assets of Pag-IBIG Fund once the bid offer is declared as non-winning/ineligible bid; and

“To perform other acts that the corporation is required to perform in relation to the said public auction of the Fund.

“**RESOLVED FINALLY**, that any and all acts of the above-named representative/attorney-in-fact concerning the above-referenced subject matter are hereby affirmed, confirmed and ratified by the Corporation for all legal intents and purposes.”

The foregoing resolutions are in full force and effect and have not been amended, suspended or revoked.

IN WITNESS WHEREOF, this Certificate has been signed this _____, 20__ at _____, Philippines.

Corporate Secretary

I.D. _____ No. _____
Date of Issue: _____
Expiry Date: _____

SUBSCRIBED AND SWORN TO before me at _____
on _____ affiant exhibited to me his/her Competent Evidence of Identity
_____ No. _____ issued on _____, at
_____, and is personally known to or identified by
me to be the same person who executed the foregoing Secretary’s Certificate and
he/she further affirmed and made oath as to the said instrument.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

<http://www.foreclosurephilippines.com>

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I/We _____, Filipino citizen/s, of legal age, single/married, with residence and postal address at _____ do hereby name, constitute, and appoint _____, of legal age, single/married, with residence and postal address at _____ to be my/our true and lawful Attorney-in-Fact, for me/us in my/our name, place and stead, to do and perform the following acts, to wit:

1. To participate, for and in my/our behalf, in a public auction of Pag-IBIG Fund Acquired Assets scheduled on _____ to be held at _____;
2. To make, sign and submit any documents which may be required by the Pag-IBIG Fund subject of my/our participation in public bidding and post-bid documentation thereafter if in case that my/our bid is declared as the winning bid;
3. To receive the Notice of Award issued by the Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as the winning bid;
4. To receive my/our bidding documents, including the bidder's bond, from Committee on Disposition of Acquired Assets of Pag-IBIG Fund once my/our bid offer is declared as non-winning/ineligible bid; and
5. To perform other acts that the bidder is required to perform in relation to the said public auction of the Fund.

HEREBY GIVING AND GRANTING unto my/our said Attorney-in-Fact full power and authority to do and perform each and every act which may be necessary or convenient, in connection with any of the foregoing as fully to all intents and purposes as I/We might or could do, if personally present and acting in person, **HEREBY RATIFYING AND CONFIRMING** all that my said Attorney-in-Fact may also do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, _____ at the Province/City of _____.

Attorney-in-Fact

Bidder

No. _____
Date of Issue _____
Expiry Date _____

No. _____
Date of Issue _____
Expiry Date _____

With marital consent

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE/CITY OF _____) S.S.

BEFORE ME, a Notary Public for and in _____,
province/city of _____, this _____ day of _____,
personally appeared the named-persons in this Special Power of Attorney (SPA), who
have satisfactorily proven to me their identity through their identifying documents written
below their names and signature, that they are the same persons who executed and
voluntarily signed the foregoing SPA, duly signed by their instrumental witnesses at the
spaces herein provided which they acknowledged before me as their free and voluntary
act and deed.

The foregoing instrument which relates to a SPA consists of _____ (____) pages
including the page on which the acknowledgment is written, has been signed by the
parties and instrumental witnesses on all pages thereof, in my presence, and sealed with
my Notarial Seal.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

<https://www.foreclosurephilippines.com>

SAMPLE HOUSING LOAN CALCULATOR

LOAN AMOUNT	REQUIRED GROSS MONTHLY INCOME	ESTIMATED MONTHLY AMORTIZATION <i>Principal + Interest</i> <i>(Based on the 3 years repricing period and a term of 30 years)</i>
400,000.00	7,036.77	2,462.87
500,000.00	8,795.96	3,078.59
1,000,000.00	17,591.92	6,157.17
1,500,000.00	26,387.88	9,235.76
2,000,000.00	35,183.84	12,314.34
2,500,000.00	43,979.80	15,392.93
3,000,000.00	52,775.76	18,471.52
3,500,000.00	61,571.72	21,550.10
4,000,000.00	70,367.68	24,628.69
4,500,000.00	79,163.64	27,707.27
5,000,000.00	87,959.60	30,785.86
5,500,000.00	96,755.56	33,864.45
6,000,000.00	105,551.52	36,943.03

** Above computation is for reference only and NOT official.

** Actual loanable amount may vary depending on Pag-IBIG Fund's validation and evaluation.

Housing Loan Affordability Calculator <https://www.pagibigfund.gov.ph/acquiredassets.html>