For 2nd Public Auction

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

INVITATION TO BID

October 23, 2023

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 18	*ALBAY CAMARINES SUR CAMARINES NORTE*	*21*	*November 15, 2023 – November 21, 2023*	*November 22, 2023*

GENERAL GUIDELINES

1. 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.

2. 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).

3. 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.

4. 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

5. 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.

6. 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.

7. Acceptance of sealed bid offer/s shall be from **8:00 AM** to **5:00 PM** starting **November 15, 2023** until **November 21, 2023 except holidays and weekends**. 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.

8. Bidders may designate their Authorized Representatives, provided they shall issue the following documents:

a. 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 **November 22, 2023** 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 requriemenets 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 or Ms. Pauline G. Coralde** at cellphone numbers **09608619036 / 09198564189 / 09951312517 / 09274241096** 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.) NANETTE GERARDA T. ABILAY
Acting Vice President
OVP – Home Lending Operations - Luzon
Chairman, Committee on Disposition of
Acquired Assets

(NAGA HOUSING BUSINESS CENTER)

LIST OF ACQUIRED ASSETS FOR PUBLIC BIDDING
Date : October 23, 2023

Publication Batch Number : 2nd Public Bidding - Tranche 18

ITEM NO.	PROPERTY NUMBER	PROPERTY LOCATION	TYPE	TCT/CCT 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)	REMARKS
LOT ONLY - ALBAY										
1	805219093000211	Lot 7978-A-8 NON-SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	52573	171	0	630,990.00	09/26/2023	11,100.33	HDMF Title
2	805218101600504	Lot 17 Blk. 05 STA. MONICA SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	48809	100	0	531,000.00	08/01/2023	9,341.31	For consolidation of title
DUPLEX / ALBAY										
3	805218101600510	Lot 30 Blk. 18 STA. MONICA SUBDIVISION BGY. 56 - TAYSAN (BGY. 68) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Duplex	49718	60	27.5	444,240.00	07/26/2023	7,815.03	For consolidation of title - Unoccupied
LOT ONLY / CAMARINES SUR										
4	853201911270003	Lot 16 Blk. 7 CAPITOL PLAINS SUBD SAN AGUSTIN PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	46030	150	0	1,228,500.00	06/23/2023	21,611.67	CTS - under abatement
5	853202001140009	Lot 13 Blk. 24 IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	22241	180	0	810,000.00	11/21/2022	14,249.46	For consolidation of title
6	853202001140011	Lot 24 Blk. 19 IMPERIAL MODERN VILLAGE SAN JOSE PILI (CAPITAL) CAMARINES SUR REGION 5 (BICOL REGION) 4418	Lot Only	20854	210	0	945,000.00	11/21/2022	16,624.36	For consolidation of title
DUPLEX / CAMARINES SUR										
7	853202212270007	Lot 2 Blk. 2 Phase 2 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	24540	77	24.47	311,040.00	08/31/2023	5,471.79	CTS - under abatement - Occupied
8	853202202240019	Lot 31 Blk. 12 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	23870	60	24.75	225,517.50	01/28/2022	3,967.29	CTS - under abatement - Occupied
9	853202202240021	Lot 12 Blk. 5 Phase 2 IMPERIAL RIDGEVIEW P2 PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	T-24600	76	25.47	286,524.00	02/10/2022	5,040.51	CTS - under abatement - Occupied
10	853202212290004	Lot 11 Blk. 10 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	23789	70	24.75	282,330.00	08/31/2023	4,966.73	CTS - under abatement - Occupied
11	853202011230001	Lot 20 Blk. 20 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	T-24952	80	25.47	272,052.00	01/20/2022	4,785.92	CTS - under abatement - Occupied
12	853202211230003	Lot 29 Blk. 12 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex	23868	60	24.75	213,192.00	10/24/2022	3,750.46	CTS - under abatement - Occupied
DUPLEX WITH EAVES / CAMARINES SUR										
13	853202301310003	Lot 14 Blk. 4 Phase 2 IMPERIAL RIDGEVIEW SUBDIVISION PAMUKID SAN FERNANDO CAMARINES SUR REGION 5 (BICOL REGION) 4415	Duplex with Eaves	T-24585	77	25.47	261,486.00	12/21/2022	4,600.04	CTS - under abatement - Occupied
SINGLE ATTACHED / CAMARINES SUR										
14	805319042400049	Lot 2 Blk. 34 VILLA KARANGAHAN SUBD. SAN FELIPE NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Single Attached	086-2015001435	50	72	1,576,080.00	03/16/2022	27,726.27	For consolidation of title - Occupied
ROW HOUSE / CAMARINES SUR										
15	853201905280003	Lot 23 Blk. 26 HOLY GATE HOMES TALOJONGON TIGAON CAMARINES SUR REGION 5 (BICOL REGION) 4420	Row House	36207	54	32.4	344,520.00	06/23/2023	6,060.77	CTS - under abatement - Occupied
16	853201905280008	Lot 22 Blk. 26 HOLY GATE HOMES TALOJONGON TIGAON CAMARINES SUR REGION 5 (BICOL REGION) 4420	Row House	36206	54	46	344,520.00	06/23/2023	6,060.77	CTS - under abatement - Occupied
TOWN HOUSE / CAMARINES SUR										
17	805318101500356	Lot 71 Blk. 11 Phase I VILLA OBIEDO SUBD. CARARAYAN NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Town House	086-2018001276	48	50.4	1,034,280.00	06/23/2023	18,194.97	HDMF Title - Occupied
LOT ONLY / CAMARINES NORTE										
18	853202001240010	Lot 5 Blk. 6 HARMONY VILLAGE MANCRUZ (MANGCRUZ) DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 4600	Lot Only	079-2016000146	132	0	498,960.00	02/01/2023	8,777.66	For consolidation of title
19	805318101500331	Lot 8 Blk. 7 Phase I BRGY PASIG METROPARK VILLAGE N/A DAET (CAPITAL) CAMARINES NORTE REGION 5 (BICOL REGION) 0000	Lot Only	T-71157	180	0	1,231,200.00	07/12/2023	21,659.17	For consolidation of title
20	853202207110002	Lot 3 Blk. 14 BLOOMINGDALE HOMES SUBDIVISION MALASUGUI LABO CAMARINES NORTE REGION 5 (BICOL REGION) 4604	Lot Only	T-65376	65	0	181,350.00	04/01/2022	3,190.29	HDMF Title
21	853201910170003	Lot 5 Blk. 3 Phase Vivar Village BARANGAY I (POB.) MERCEDES CAMARINES NORTE REGION 5 (BICOL REGION) 4601	Lot Only	T-61834	204	0	569,160.00	07/24/2023	10,012.62	For consolidation of title