



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

INVITATION TO BID

December 22, 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:

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
2nd Public Auction	ILOILO, ANTIQUE, ROXAS CITY, BACOLOD CITY & CADIZ CITY	35	January 15-19, 2024	January 23, 2024

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, 2nd Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at 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.
- Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

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

- Bidders are also encouraged to visit our website, www.pagibigfund.gov.ph/aa/aa.aspx five (5) days prior the actual 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 **January 15, 2024 until January 19, 2024**. Bidders are advised to submit their proposals together with a photocopy of their valid Identification (ID) card and latest proof of income only on the scheduled date of batch. No proposals shall be accepted earlier or later than the scheduled date.
- Bidders may designate their Authorized representatives, provided they shall issue the following documents:
 - Notarized Special Power of Attorney (SPA) for individual-bidder. The SPA for bidding may be downloaded at www.pagibigfund.gov.ph (Other properties for sale-Disposition of Acquired Assets for Public Auction). Also, if the bidder is based or is currently working abroad, SPA must be notarized at the Philippine Consular Office.
 - 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 **January 23, 2024** at 2nd 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.

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 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 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 **2nd Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **Ma. Imelda B. Tadifa, Quennie Heart Grace R. Lirazan, Pauline Angela J. Mabasa & Liza Mae Y. Jaranilla** at tel. no. (034) 707-1535 and cell phone nos. 0961-1444254/0927-1446454. You may also email your inquiries for further details at **bacolodlmrdr.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

Pag-IBIG Fund
BACOLOD BRANCH
LIST OF ACQUIRED ASSETS FOR PUBLIC AUCTION
Date : December 22, 2023

Publication Batch Number : **59012324-2**

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
ILOILO - AJUY, ZARRAGA, PAVIA & OTON										
1.	858202308250005	Lot 25 Blk. 1 TIPACLA AJUY ILOILO REGION 6 (WESTERN VISAYAS) 5012	Single Detached	213604	274	57.5	1,377,180.00	29/06/2023	24,227.24	OCCUPIED - TCT UNDER HDMF
2.	858202306220007	Lot 16 Blk. 18 Phase B HACIENDA FE COUNTRY HOMES SAMBAG ZARRAGA ILOILO REGION 6 (WESTERN VISAYAS) 5004	Single Attached	218245	70	27.5	610,380.00	14/04/2023	10,737.76	OCCUPIED - TCT UNDER DEVELOPER
3.	858202112310014	Lot 13 Blk. 8 PROVIDENCE ILOILO - PAVIA BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Detached	090-2023005022	253	45	2,252,970.00	23/10/2023	39,634.07	OCCUPIED - TCT UNDER HDMF
4.	858202309260008	Lot 26 Blk. 36 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016009236	80	35.1	1,390,860.00	19/09/2023	24,467.90	OCCUPIED - TCT UNDER DEVELOPER
5.	858202309260001	Lot 23 Blk. 26 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002386	36	22	445,140.00	11/09/2023	7,830.87	UNOCCUPIED - TCT UNDER DEVELOPER
6.	858202310190002	Lot 20 Blk. 35 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021002592	36	22	523,029.89	18/07/2023	9,201.10	UNOCCUPIED - TCT UNDER DEVELOPER
7.	858202307280021	Lot 16 Blk. 47 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002844	36	22	445,140.00	21/02/2023	7,830.87	UNOCCUPIED - TCT UNDER DEVELOPER
8.	858202310250001	Lot 31 Blk. 27 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021002297	36	22	528,210.00	18/07/2023	9,292.23	UNOCCUPIED - TCT UNDER DEVELOPER
9.	858202310190001	Lot 32 Blk. 19 Phase 3 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Townhouse - End with Eaves	090-2020005777	54	42	1,292,580.00	24/03/2023	22,738.96	UNOCCUPIED - TCT UNDER DEVELOPER
CAPIZ - ROXAS CITY										
10	858202205130012	Lot 2478-B-3-B OLANO SUBDIVISION BOLO ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000456	345	0	714,150.00	18/09/2023	12,563.27	UNOCCUPIED LOT - TCT UNDER HDMF
11	858202205130001	Lot 1454-F-8 NONE DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000967	292	0	1,130,040.00	13/11/2023	19,879.57	UNOCCUPIED LOT - TCT UNDER HDMF

12	858202205130002	Lot 1454-F-7 NONE DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000968	292	0	1,103,760.00	13/11/2023	19,417.26	UNOCCUPIED LOT - TCT UNDER HDMF
13	858202207140002	Lot 1454-F-3 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000462	227	0	858,060.00	13/11/2023	15,094.92	UNOCCUPIED LOT - TCT UNDER HDMF
14	858202205130004	Lot 1806-B-1-G INDIVIDUAL LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000970	265	0	954,135.00	24/10/2023	16,785.07	UNOCCUPIED LOT - TCT UNDER HDMF
15	858202205130003	Lot 1806-B-1-F INDIVIDUAL LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000969	260	0	936,180.00	24/10/2023	16,469.20	UNOCCUPIED LOT - TCT UNDER HDMF
16	858202202240011	Lot 2084-B-1 INDIVIDUAL MILIBILI ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023001019	1,000	0	2,880,000.00	18/09/2023	50,664.73	UNOCCUPIED LOT - TCT UNDER HDMF
17	858202202240007	Lot 934-A-4-J MONGPONG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000963	310	0	781,200.00	18/09/2023	13,742.81	UNOCCUPIED LOT - TCT UNDER HDMF
ANTIQUÉ - HAMTIC										
18	858202309260003	Lot 6849-A-2 VILLAVERTE-JIMENEZ HAMTIC ANTIQUE REGION 6 (WESTERN VISAYAS) 5715	Lot Only	088-2019001269	300	0	432,000.00	30/06/2023	7,599.71	UNOCCUPIED LOT - TCT UNDER HDMF
BACOLOD CITY - MANSILINGAN, GRANADA, VISTA ALEGRE & CABUG										
19	859202205100011	Lot 16 Blk. 6 GRANDVILLE III MANSILINGAN BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2023001209	90	64.28	950,220.00	28/10/2023	16,716.19	OCCUPIED - TCT UNDER HDMF
20.	859202301120006	Lot 22 Blk. 12 CHARITO HEIGHTS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	T-288004	80	31	682,830.00	01/12/2022	12,012.29	OCCUPIED - TCT UNDER DEVELOPER
21	859202308230004	Lot 14 Blk. 83 GLENDALE HOMES SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	T-308687	57	32.4	459,720.00	05/07/2023	8,087.36	OCCUPIED - TCT UNDER DEVELOPER
22.	859202305260017	Lot 6 Blk. 25 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2018007678	54	42	1,105,920.00	24/01/2023	19,455.26	UNOCCUPIED - TCT UNDER DEVELOPER
23	859202309220006	Lot 15 Blk. 30 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Detached	092-2020005061	61	42	1,162,440.00	27/06/2023	20,449.55	UNOCCUPIED - TCT UNDER DEVELOPER
24.	859202305260007	Lot 36 Blk. 13 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018006686	36	22	441,990.00	28/09/2022	7,775.45	UNOCCUPIED - TCT UNDER DEVELOPER
25	859202306280002	Lot 23 Blk. 13 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018006673	36	22	434,367.40	02/02/2023	7,641.36	UNOCCUPIED - TCT UNDER DEVELOPER

26.	859202310240006	Lot 17 Bk. 14 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004298	36	22	522,270.00	16/08/2023	9,187.73	UNOCCUPIED - TCT UNDER DEVELOPER
27	859202305260013	Lot 71 Bk. 15 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018006931	36	22	428,903.34	06/09/2023	7,545.23	UNOCCUPIED - TCT UNDER DEVELOPER
28.	859202310240005	Lot 11 Bk. 26 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004917	36	22	527,400.00	18/07/2023	9,277.98	UNOCCUPIED - TCT UNDER DEVELOPER
29	859202310240012	Lot 56 Bk. 5 Phase 2 LUMINA HOMES PHASE 2 VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020003276	56	22	615,420.00	10/08/2023	10,826.42	UNOCCUPIED - TCT UNDER DEVELOPER
30.	859202306280013	Lot 58 Bk. 23 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2018007497	36	35	858,420.00	02/02/2023	15,101.26	UNOCCUPIED - TCT UNDER DEVELOPER
31	859202310240010	Lot 64 Bk. 65 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018012710	60	29.48	917,010.00	10/08/2023	16,131.97	UNOCCUPIED - TCT UNDER DEVELOPER
32.	859202308250012	Lot 38 Bk. 41 Phase 1 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018011637	60	29.48	867,600.00	20/03/2023	15,262.75	UNOCCUPIED - TCT UNDER DEVELOPER
33	859202309260003	Lot 15 Bk. 57 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000739	60	29.48	916,830.00	03/04/2023	16,128.80	UNOCCUPIED - TCT UNDER HDMF
34.	859202309220001	Lot 15 Bk. 50 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020005769	60	39.75	1,110,150.00	11/07/2023	19,529.67	UNOCCUPIED - TCT UNDER HDMF
CADIZ CITY										
35.	859202112230008	Lot 16 Bk. 15 GRANDVILLE SUBDIVISION - CADIZ DAGA CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Single Attached	T-38706	80	30	559,170.00	22/09/2023	9,836.87	OCCUPIED - TCT UNDER HDMF
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										