



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

## INVITATION TO BID

March 26, 2024

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

	AREAS	NO. OF UNITS	PERIOD OF ACCEPTANCE OF BID OFFERS	OPENING OF BID OFFERS
1st Public Auction	<b>ILOILO CITY, ILOILO PROVINCE AND BACOLOD CITY</b>	<b>22</b>	<b>APRIL 16-26, 2024</b>	<b>APRIL 29, 2024</b>

### GENERAL GUIDELINES

1. Interested parties are required to secure copies of **OFFER TO BID** (HQP-AAF-103 if individual bidder or HQP-AAF 238 if juridical entity) from the Acquired Asset frontline counter servicing, 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).
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 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).
4. Discounts are not applicable for First Sealed Public Auction Properties.
5. Bidders are also encouraged to visit our website, [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph) five (5) days prior the actual opening of bid offers, to check whether there is any erratum posted on the list of properties posted under the sealed public auction.
6. Bidders shall be required to register at the Acquired Asset frontline counter servicing offices;
  - Pag-IBIG Fund Bacolod - 2<sup>nd</sup> Floor Gaisano Grand City Mall
  - Pag-IBIG Fund Iloilo – Plazuela de Iloilo, Iloilo City
  - Pag-IBIG Fund Roxas – A & T Santos Building, Roxas City
 prior to dropping of sealed bid offer/s. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
7. Acceptance of sealed bid offer/s shall be from **8:00 AM to 5:00 PM** starting **APRIL 16, 2024** until **APRIL 26, 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 scheduled date of batch. No proposals shall be accepted earlier or later than the schedule 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](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.
  - b. 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).
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 the following dates and details:
 

<u>Tranche</u>	<u>Date of Opening of Bid Offer/s</u>	<u>Location</u>
	<b>APRIL 29, 2024</b>	Counter (6), 2 <sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City
12. 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.
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 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 the Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and presumed to be deemed received by the buyer. In this regard, the Bidder shall ensure that the contact number and email address indicated in the Offer to Bid are active. The bidder shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
18. The winning bidder shall be required to pay his/her BID BOND equivalent to five percent (5%) of the BID OFFER and shall be paid within 3 working days after the publication of the winning bidders. It shall be in Philippine currency and may be in the form of cash or manager's check payable to Pag-IBIG Fund. It shall likewise serve as down payment of the winning bidder.
19. For bidders whose bid bond is in the form of MANAGER'S CHECK, they are advised to adhere to the current Bangko Sentral ng Pilipinas' (BSP) memorandum relative to the proper handling of checks: Do not staple, crumple, fold, bind or pin checks
20. Payment of the remaining ninety-five percent (95%) bid offer balance may either be thru any of the following modes:
  - a. **Cash Payment** – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
  - b. **Short-Term Installment** – the balance on the net selling price shall be paid in equal monthly installment and provided the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period.
  - c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
    - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
    - c.2. The amount shall be the bidder's bid offer, net of 5% down payment;
    - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the processing fee within thirty (30) calendar days upon receipt of Notice of Award:
      - Processing fee of Two Thousand Pesos (P2,000.00);
      - Equity, if applicable;
    - c.4. In case the Bid Offer, net of the five percent (5%) bid bond and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).
    - c.5. Original Borrowers who wish to participate on the Sealed Public Auction sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
    - c.6. In case the application has been disapproved due to buyer's fault, the 5% bidder's bond shall be forfeited in favor of the Fund.
21. If the winning bidder fails or refuses to push through with the purchase of the property or fails to pay in full the remaining balance within 30 calendar days from receipt of the Notice of Award (NOA), he shall lose his right as winning bidder and the 5% bidder's bond shall be forfeited in favor of the Fund.
22. The Fund shall declare the next highest bidder as the winning bidder in case the sale to the original winning bidder is cancelled. He shall be required to pay a down payment of 5% of the offer price within 15 calendar days from notification and the remaining ninety-five percent (95%) of his/her bid offer within the approved payment period. In the event there are two (2) or more complying bidders, the same rule on resolving ties shall be applied.
23. Interested parties may visit our office at **2<sup>nd</sup> 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 and 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 **bacolodlrru@pagibigfund.gov.ph**.

**PAG-IBIG FUND RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, TO WAIVE ANY FORMALITY THEREIN OR ACCEPT SUCH BIDS AS MAY BE CONSIDERED MOST ADVANTAGEOUS TO THE FUND. THE DECISION OF THE FUND IS FINAL AND BINDING.**

**ENGR. NOLI D. ARMADA**

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 : March 26, 2024

Publication Batch Number : **59042024-1**

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
<b>BACOLOD CITY - GRANADA</b>										
1.	859202312180012	Lot 3 Blk. 43 PROVIDENCE NEGROS GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Detached	T-321401	95	25	1,138,800.00	07/11/2023	20,033.68	OCCUPIED - TCT UNDER DEVELOPER
<b>BACOLOD CITY - VISTA ALEGRE</b>										
2.	859202312180031	Lot 6 Blk. 38 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Single Attached	092-2018007875	54	42	1,223,400.00	15/11/2023	21,521.95	UNOCCUPIED - TCT UNDER DEVELOPER
3.	859202311300106	Lot 19 Blk. 7 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020003459	36	22	605,400.00	14/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
4.	859202311300127	Lot 84 Blk. 12 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004138	36	22	605,400.00	14/11/2023	10,650.15	UNOCCUPIED - TCT UNDER DEVELOPER
5.	859202312180028	Lot 5 Blk. 16 Phase 1 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2018006970	36	22	500,776.20	25/01/2023	8,809.61	UNOCCUPIED - TCT UNDER DEVELOPER
<b>BACOLOD CITY - CABUG</b>										
6.	859202311300016	Lot 8 Blk. 45 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000359	60	29.48	1,099,300.00	17/01/2024	19,338.80	UNOCCUPIED - TCT UNDER HDMF
7.	859202311300123	Lot 23 Blk. 12 DECA HOMES CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000392	60	29.48	1,028,600.00	13/11/2023	18,095.05	UNOCCUPIED - TCT UNDER HDMF
8.	859202402230007	Lot 18 Blk. 13 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018010679	60	29.48	1,028,600.00	15/11/2023	18,095.05	UNOCCUPIED - TCT UNDER DEVELOPER
9.	859202311300002	Lot 5 Blk. 67 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020008187	60	29.48	1,048,000.00	15/11/2023	18,436.33	OCCUPIED - TCT UNDER HDMF
10.	859202312290051	Lot 17 Blk. 44 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000171	60	29.48	1,148,000.00	29/11/2023	20,195.52	OCCUPIED - TCT UNDER HDMF
11.	859202303100007	Lot 39 Blk. 58 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018012219	60	29.48	958,000.00	13/01/2023	16,853.06	OCCUPIED - TCT UNDER DEVELOPER
12.	859202309220002	Lot 38 Blk. 67 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018012768	60	39	1,188,200.00	02/02/2023	20,902.72	OCCUPIED - TCT UNDER DEVELOPER
13.	859202312180030	Lot 129 Blk. 129 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Town House	092-2018015910	35	38.5	1,150,900.00	22/11/2023	20,246.54	UNOCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - ILOILO CITY</b>										
14.	858202307280004	Lot 11 Blk. 1 COSTA SMERALDA AT JARO GRAND ESTATES BALABAGO ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2013001945	204	0	1,632,000.00	04/04/2023	28,710.01	UNOCCUPIED - TCT UNDER DEVELOPER
15.	858202402260004	Lot 48 Blk. 18 COSTA SMERALDA AT JARO GRAND ESTATES BALABAGO ILOILO CITY ILOILO REGION 6 (WESTERN VISAYAS) 5000	Lot Only	095-2013002313	112	0	896,000.00	12/05/2023	15,762.36	UNOCCUPIED - TCT UNDER DEVELOPER

<b>ILOILO - OTON</b>										
16.	858202312200008	Lot 13 Blk. 25 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2015002348	36	22	449,400.00	13/11/2023	7,905.81	UNOCCUPIED - TCT UNDER DEVELOPER
17.	858202312200007	Lot 20 Blk. 1 Phase 1 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Town House	090-2015001674	36	35	903,600.00	11/09/2023	15,896.06	OCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - PAVIA</b>										
18.	858202311290028	Lot 14 Blk. 56 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016010004	118	48.1	1,955,800.00	19/09/2023	34,406.28	OCCUPIED - TCT UNDER DEVELOPER
19.	858202312200006	Lot 68 Blk. 5 Phase 2 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005108	48	55	1,193,200.00	23/08/2023	20,990.68	OCCUPIED - TCT UNDER DEVELOPER
20.	858202311300012	Lot 7 Blk. 21 Phase 1 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2010006783	48	55	1,334,900.00	07/11/2023	23,483.45	OCCUPIED - TCT UNDER DEVELOPER
21.	858202312200011	Lot 12 Blk. 19 Phase 2 DECA HOMES PAVIA(DECA HOMES SUBD) PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Townhouse - End with Firewall	090-2013005680	40	55	1,260,000.00	20/11/2023	22,165.82	OCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - LEGANES</b>										
22.	858202112310010	Lot 15 Blk. 3 POBLACION LEGANES ILOILO REGION 6 (WESTERN VISAYAS) 5003	Lot Only	090-2023005017	258	0	1,109,400.00	31/10/2023	19,516.48	UNOCCUPIED - TCT UNDER HDMF
<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>										

<https://www.foreclosurephilippines.com>