



**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 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	<b>BACOLOD CITY, CADIZ CITY, ILOILO PROVINCE AND ROXAS CITY</b>	<b>35</b>	<b>APRIL 16-26, 2024</b>	<b>APRIL 29, 2024</b>

**GENERAL GUIDELINES**

- Interested parties are required to secure copies of **OFFER TO BID** (HQP-AAF-103 if individual bidder or HQP-AAF-238 if juridical entity) from Acquired Asset frontline counter servicing, 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City or may download the form at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph).
- Inspect the chosen property/ies prior submission of bid offer and determine if there are any unpaid dues on the property/ies. The properties shall be sold on an **“AS IS, WHERE IS”** basis which means that the bidder accepts whatever the physical status of the property/ies including whether it is occupied or not that whatever fees and dues pertaining to the properties shall be for the account of the winning bidder.”
- All interested bidders are encouraged to inspect the property/ies before tendering their offer/s. The list of the properties for public auction may be viewed at [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx).
- Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

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

- Bidders are also encouraged to visit our website, [www.pagibigfund.gov.ph/aa/aa.aspx](http://www.pagibigfund.gov.ph/aa/aa.aspx) five (5) days prior the actual opening of bid offers, to check whether there is any erratum posted on the list of properties posted under the sealed public auction.
- Bidders shall be required to register at the frontline counter servicing prior to dropping of sealed bid offer/s. Only bid offers from registered bidders shall be accepted and a registration stub will be issued as proof of registration.
- Acceptance of sealed bid offer/s shall be from **8:00 AM to 5:00 PM** starting **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 the scheduled date of batch. No proposals shall be accepted earlier or later than the scheduled date.
- Bidders may designate their Authorized representatives, provided they shall issue the following documents:
  - Notarized Special Power of Attorney (SPA) for individual-bidder. The SPA for bidding may be downloaded at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph) (Other properties for sale-Disposition of Acquired Assets for Public Auction). Also, if the bidder is based or is currently working abroad, SPA must be notarized at the Philippine Consular Office.
  - Secretary’s Certificate for company-bidder.

NOTE: The suggested template of the said documents may be downloaded at [www.pagibigfund.gov.ph](http://www.pagibigfund.gov.ph).
- The bidder shall state in words and in figures the amount of his/her bid offer and his/her chosen mode of payment in the Offer to Bid form. The **BID OFFER** shall not be lower than the minimum bid set by the Fund.
- In the absence of a chosen mode of payment, the default mode of payment shall be long-term installment. Likewise, change on the winning bidder’s mode of payment shall not be allowed.
- The determination of winning bidders shall be on **APRIL 29, 2024** at 2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Barangay Singcang, Bacolod City.
- The determination of winning bidders shall be monitored by a representative from Commission on Audit (COA). Attendance of the bidder/s in the venue is not required.
- The bidder who offers the highest bid shall be declared as the winner.

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 Pag-IBIG Fund through email or SMS shall be sufficient compliance to the notification requirements and presumed to be deemed received by the buyer. In this regard, the Bidder shall ensure that the contact number and email address indicated on the Offer to Bid are active. The bidder shall inform Pag-IBIG Fund immediately on any changes on his/her contact number.
18. The winning bidder shall be required to pay his/her **BID BOND** equivalent to five percent (5%) of the **BID OFFER** and shall be paid within three (3) **working days** after the publication of the winning bidders. It shall be in Philippine Currency and may be in the form of cash or manager's check payable to Pag-IBIG Fund. It shall likewise serve as the down payment of the winning bidder.
19. For bidders whose bid bond is in the form of a **MANAGER'S CHECK**, are advised to adhere to the current Bangko Sentral ng Pilipinas' (BSP) memorandum relative to the proper handling of checks: Do not staple, crumple, fold, bind or pin checks.
20. Payment of the remaining ninety five percent (95%) bid offer balance may either be thru any of the following modes:
  - a. **Cash Payment** – the balance on the net selling price shall be paid not later than thirty (30) calendar days from date of signing of Deed of Conditional Sale (DCS).
  - b. **Short-Term Installment** – the balance on the net selling price shall be paid in equal monthly installment and provided the chosen payment term shall not exceed twelve (12) months subject to an interest based on the Full Risk-Based Pricing Framework for three-year fixing period.
  - c. **Long-Term Installment** – payment shall be in the form of monthly amortization based on the approved term, which may be up to a maximum of thirty (30) years with the following considerations:
    - c.1. Approval and term shall be subject to eligibility requirements stipulated under the Circular 428 Omnibus Guidelines on Sale of Pag-IBIG Fund Real and Other Properties Acquired;
    - c.2. The amount shall be the bidder's bid offer, net of 5% downpayment;
    - c.3. The bidder shall be required to file his/her Long-Term Installment application and pay the following incidental expenses within thirty (30) calendar days from receipt of Notice of Award:
      - Processing fee of Two Thousand Pesos (P2,000.00) shall be paid upon submission of complete requirements;
      - Equity, if applicable;
      - One-year advance insurance premiums (sales redemption insurance as well as non-life insurance);
    - c.4. In case the Bid Offer, net of the five percent (5%) bid bond and additional discount, is still higher than the approved amount for Long Term Installment, the amount in excess shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days from receipt of Notice of Conditional Approval of Sale (NCAS).
    - c.5. Original Borrowers who wish to participate on the Sealed Public Auction sale shall not be allowed to avail long term installment as mode of payment. They may only submit offer thru cash or short-term installment basis.
    - c.6. In case the application has been disapproved due to buyer's fault, the 5% bidder's bond shall be forfeited in favor of the Fund.
21. If the winning bidder fails or refuses to push through with the purchase of the property, or fails to pay in full the remaining balance within 30 calendar days from receipt of the Notice of Award (NOA), he shall lose his right as winning bidder and the 5% bidder's bond shall be forfeited in favor of the Fund.
22. The Fund shall declare the next highest bidder as the winning bidder in case the sale to the original winning bidder is cancelled. He shall be required to pay a down payment of 5% of the offer price within 15 calendar days from notification and the remaining ninety five percent (95%) of his/her bid offer within the approved payment period. In the event there are two (2) or more complying bidders, the same rule on resolving ties shall be applied.
23. Interested parties may visit our office at **2<sup>nd</sup> Floor Gaisano Grand City Mall, Araneta St., Brgy. Singcang, Bacolod City** or contact **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 **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 : **59042024-2**

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
<b>BACOLOD CITY - VISTA ALEGRE</b>										
1.	859202311300105	Lot 83 Bk. 10 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020003875	36	22	544,860.00	14/11/2023	9,585.13	UNOCCUPIED - TCT UNDER DEVELOPER
2.	859202312180024	Lot 12 Bk. 24 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004828	36	22	527,400.00	18/07/2023	9,277.98	UNOCCUPIED - TCT UNDER DEVELOPER
3.	859202312180032	Lot 11 Bk. 24 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004827	36	22	527,400.00	18/07/2023	9,277.98	UNOCCUPIED - TCT UNDER DEVELOPER
4.	859202311300060	Lot 17 Bk. 7 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-22020003457	36	22	544,860.00	06/11/2023	9,585.13	UNOCCUPIED - TCT UNDER DEVELOPER
5.	859202311300041	Lot 3 Bk. 13 Phase 2 LUMINA BACOLOD VISTA ALEGRE BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Row House	092-2020004172	36	22	544,860.00	14/11/2023	9,585.13	UNOCCUPIED - TCT UNDER DEVELOPER
<b>BACOLOD CITY - CABUG</b>										
6	859202311300119	Lot 7 Bk. 54 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007669	60	29.48	925,740.00	06/11/2023	16,285.54	UNOCCUPIED - TCT UNDER DEVELOPER
7	859202401240008	Lot 50 Bk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000755	60	29.48	989,370.00	27/12/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
8	859202311300121	Lot 9 Bk. 69 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000191	60	29.48	925,740.00	13/11/2023	16,285.54	UNOCCUPIED - TCT UNDER HDMF
9	859202311300124	Lot 61 Bk. 63 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007058	60	29.48	925,740.00	13/11/2023	16,285.54	UNOCCUPIED - TCT UNDER HDMF
10	859202311300130	Lot 16 Bk. 44 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000728	60	29.48	993,780.00	15/11/2023	17,482.50	UNOCCUPIED - TCT UNDER HDMF
11	859202311300142	Lot 33 Bk. 55 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007046	60	29.48	925,740.00	15/11/2023	16,285.54	UNOCCUPIED - TCT UNDER HDMF
12	859202312180009	Lot 17 Bk. 69 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000374	60	29.48	989,370.00	22/11/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
13	859202311300012	Lot 2 Bk. 49 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000255	60	39	936,270.00	06/11/2023	16,470.79	OCCUPIED - TCT UNDER HDMF
14	859202312180008	Lot 28 Bk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2018012827	60	29.48	989,370.00	22/11/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
15	859202311300014	Lot 3 Bk. 56 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000311	60	29.48	925,740.00	11/11/2023	16,285.54	OCCUPIED - TCT UNDER HDMF

16	859202312180011	Lot 13 Bk. 50 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020007062	60	29.48	989,370.00	22/11/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
17	859202312290050	Lot 05 Bk. 52 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2020006537	60	32.4	989,370.00	13/12/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
18	859202311300015	Lot 6 Bk. 54 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000107	60	29.48	925,740.00	13/11/2023	16,285.54	UNOCCUPIED - TCT UNDER HDMF
19	859202312220011	Lot 69 Bk. 68 DECA HOMES SOUTH BACOLOD CABUG BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Duplex with Eaves	092-2021000163	60	29.48	989,370.00	07/12/2023	17,404.92	UNOCCUPIED - TCT UNDER HDMF
<b>BACOLOD CITY - GRANADA</b>										
20.	859202202230015	Lot 20 Bk. 60 SAN DIONISIO SUBDIVISION GRANADA BACOLOD CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6100	Double Attached	092-2023002563	80	66.56	1,053,810.00	13/12/2023	18,538.54	OCCUPIED - TCT UNDER HDMF
<b>NEGROS OCCIDENTAL - CADIZ CITY</b>										
21.	859202306270002	Lot 16 Bk. 8 Phase 1 GRANDVILLE SUBDIVISION - CADIZ DAGA CADIZ CITY NEGROS OCCIDENTAL REGION 6 (WESTERN VISAYAS) 6121	Double Attached	T-25232	80	39	766,170.00	28/12/2022	13,478.40	OCCUPIED - TCT UNDER HDMF
<b>ILOILO - LEGANES</b>										
22.	858202311290022	Lot 41 Bk. 21 DECA HOMES LEGANES RESIDENCES GUINOBATAN LEGANES ILOILO REGION 6 (WESTERN VISAYAS) 5003	Town House	090-2021012242	52	51	1,477,800.00	04/08/2023	25,997.34	UNOCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - PAVIA</b>										
23	858202311290035	Lot 42 Bk. 11 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005369	48	55	1,025,380.30	23/08/2023	18,038.41	UNOCCUPIED - TCT UNDER DEVELOPER
24	858202311290033	Lot 34 Bk. 10 Phase 2 DECA HOMES SUBDIVISION PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Town House	090-2013005309	48	55	1,124,730.00	26/06/2023	19,786.16	UNOCCUPIED - TCT UNDER DEVELOPER
25	858202311290021	Lot 18 Bk. 33 DECA HOMES PAVIA RESORT RESIDENCES JIBAO-AN PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Lot Only	090-2016009077	136	0	697,680.00	04/09/2023	12,273.53	UNOCCUPIED - TCT UNDER DEVELOPER
26	858202311290027	Lot 5 Bk. 27 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018005037	90	35.1	1,305,238.25	04/09/2023	22,961.65	UNOCCUPIED - TCT UNDER DEVELOPER
27	858202311290017	Lot 7 Bk. 23 Phase 1 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018001320	80	35.1	1,254,330.00	08/08/2023	22,066.07	UNOCCUPIED - TCT UNDER DEVELOPER
28	858202311290023	Lot 21 Bk. 1 Phase 2 DECA HOMES PAVIA RESORT RESIDENCES 2 BALABAG PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2018004586	90	35.1	1,337,670.00	08/08/2023	23,532.18	UNOCCUPIED - TCT UNDER DEVELOPER
29	858202309270006	Lot 7 Bk. 29 DECA HOMES PAVIA RESORT RESIDENCES PANDAC PAVIA ILOILO REGION 6 (WESTERN VISAYAS) 5001	Single Attached	090-2016008926	80	57.1	1,697,940.00	03/04/2023	29,870.02	OCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - OTON</b>										
30.	858202312270021	Lot 11 Bk. 2 Phase 3 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Single Attached	090-2020005293	54	41.14	1,284,390.00	14/06/2023	22,594.89	UNOCCUPIED - TCT UNDER DEVELOPER
31.	858202311290018	Lot 38 Bk. 25 Phase 4 LUMINA ILOILO ABILAY NORTE OTON ILOILO REGION 6 (WESTERN VISAYAS) 5020	Row House	090-2021002172	36	22	528,210.00	04/09/2023	9,292.23	UNOCCUPIED - TCT UNDER DEVELOPER
<b>ILOILO - ZARRAGA</b>										
32	858202305160008	Lot 22 Bk. 18 Phase A HACIENDA FE COUNTRY HOMES SAMBAG ZARRAGA ILOILO REGION 6 (WESTERN VISAYAS) 5004	Double Attached	T-210925	90	72	1,142,820.00	19/12/2023	20,104.40	OCCUPIED - TCT UNDER DEVELOPER
<b>CAPIZ - ROXAS CITY</b>										
33	858202207140001	Lot 1454-F-4 DUMOLOG ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000463	227	0	878,490.00	13/11/2023	15,454.33	UNOCCUPIED - TCT UNDER HDMF

34	858202202240017	Lot 1806-B-1B LAWA-AN ROXAS CITY CAPIZ REGION 6 (WESTERN VISAYAS) 5800	Lot Only	097-2023000458	370	0	1,565,100.00	18/09/2023	27,533.11	UNOCCUPIED - TCT UNDER HDMF
35	805823032000001	Lot 4 Blk. 5 HAPPY HOMES SUBD., BRGY. SIBAGUAN ROXAS CITY, CAPIZ 5800	Lot Only	097-2022001461	80	0	482,400.00	18/11/2022	8,486.34	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>