



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

## INVITATION TO BID

April 26, 2021

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 5	ALBAY, SORSOGON, CAMARINES SUR, CATANDUANES	36	MAY 10-14, 2021	MAY 17, 2021

### GENERAL GUIDELINES

- 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](http://www.pagibigfund.gov.ph).
- 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).
- 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](http://www.pagibigfund.gov.ph/aa/aa.aspx).
- Discounts are not applicable during First Sealed Public Auction.
- 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 auction date, to check whether there are any erratum posted on the list of properties posted under the sealed public auction.
- 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.
- Acceptance of sealed bid offer/s shall be from **9:00 AM to 4:00 PM** starting **May 10, 2021** until **May 14, 2021**. 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).

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 **May 17, 2021** 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](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 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 and Mr. Fidel Eugene E. Espedido** at cellphone numbers **09203503685 / 09951312517** or telephone number **(054) 472-3610/472-3561**. You may also email your inquiries for further details at [nagalmrd.aa@pagibigfund.gov.ph](mailto: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.) PHILIP S. KEITH**  
Vice President  
OVP – Home Lending Operations - Luzon  
Chairman, Committee on Disposition of  
Acquired Assets

ITEM NO.	PROPERTY NO.	LOCATION	TYPE	TCT	LOT AREA	FLOOR AREA	MINIMUM BID AMOUNT	APPRAISAL DATE	REMARKS
<b>SINGLE DETACHED - ALBAY, SORSOGON</b>									
1	852202001230001	PEÑAFRANCIA DARAGA (LOCSIN) ALBAY REGION 5 (BICOL REGION) 4501	Single Detached	97366	609	56	P 2,285,500.00	08/09/2019	For consolidation of title - Unoccupied
2	805218101600300	Lot 06 Bk. 14 Phase No Phase N 056203030 IMMACULATE CONCEPCION SUBD. LAJONG BULAN SORSOGON REGION 5 (BICOL REGION) 4706	Single Detached	T-49318	80	24	P 253,780.00	07/10/2020	For consolidation of title - Unoccupied
3	852202001160008	Lot 27 Bk. 2 LADY IZA SUBDIVISION-MAGALLANES CAWIT EXTENSION MAGALLANES SORSOGON REGION 5 (BICOL REGION) 4705	Single Detached	T-45819	119	30	P 299,860.00	12/10/2019	For consolidation of title - Unoccupied
4	852202001160007	Lot 1875-G SAN JUAN SORSOGON CITY SORSOGON REGION 5 (BICOL REGION) 4700	Single Detached	T-64289	484	45	P 679,960.00	12/10/2019	For consolidation of title - Unoccupied
5	805219093000064	Lot 17 Bk. 04 Phase na Section na 056216008 OUR LADY'S VILLAGE SUBDIVISION LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Single Detached	34711	72	36	P 386,320.00	03/24/2021	For consolidation of title - Unoccupied
<b>SINGLE ATTACHED - ALBAY</b>									
6	805218101600516	Lot 08 Bk. 09 IMPERIAL RIDGEVIEW SUBDIVISION BGY. 58 - BURAGWIS LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Single Attached	31336	90	30	P 516,300.00	08/29/2019	For consolidation of title - Unoccupied
<b>ROW HOUSE - ALBAY</b>									
7	852201810160001	Lot 18 Bk. 25 IMPERIAL ROSMONT HEIGHTS SUBDIVISION BGY. 55 - ESTANZA (BGY. 53) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Row House	46604	40	26	P 344,700.00	07/06/2020	For consolidation of title - Unoccupied
<b>TOWN HOUSE - CAMARINES SUR</b>									
8	805318101500394	Lot 13 Bk. 7 DECA HOMES LANGON VISTA CARARAYAN NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Town House	086-2016002484	35	38.5	P 439,650.00	02/04/2021	For consolidation of title - Unoccupied
<b>LOT ONLY - ALBAY, CAMARINES SUR, CATANDUANES, SORSOGON</b>									
9	805218101600507	Lot 12 Bk. 12 ROSMONT HEIGHTS SUBDIVISION BGY. 55 - ESTANZA (BGY. 53) LEGAZPI CITY ALBAY REGION 5 (BICOL REGION) 4500	Lot Only	49934	70	0	P 353,820.00	11/29/2019	For consolidation of title - Unoccupied
10	805319112100060	Lot 20 Bk. 23 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	58768	105	0	P 376,950.00	07/29/2020	For consolidation of title - Unoccupied
11	805319112100106	Lot 10 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57608	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
12	805319112100103	Lot 7 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57605	101	0	P 362,590.00	07/23/2020	For consolidation of title - Unoccupied
13	805319112100110	Lot 16 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57614	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
14	805319112100074	Lot 18 Bk. 26 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57579	103	0	P 369,770.00	07/29/2020	For consolidation of title - Unoccupied
15	805319112100075	Lot 17 Bk. 26 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57578	107	0	P 384,130.00	07/29/2020	For consolidation of title - Unoccupied
16	805319112100102	Lot 6 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57604	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
17	805319112100101	Lot 5 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57603	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
18	805319112100108	Lot 13 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57611	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
19	805319112100109	Lot 15 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57613	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
20	805319112100099	Lot 3 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57601	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
21	805319112100059	Lot 21 Bk. 23 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	58822	104	0	P 373,360.00	07/23/2020	For consolidation of title - Unoccupied
22	805319112100112	Lot 18 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57616	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
23	805319112100105	Lot 9 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57607	101	0	P 362,590.00	07/23/2020	For consolidation of title - Unoccupied
24	805319112100011	Lot 8 Bk. 10 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57500	103	0	P 369,770.00	07/29/2020	For consolidation of title - Unoccupied
25	805319112100113	Lot 2 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57600	103	0	P 369,770.00	07/29/2020	For consolidation of title - Unoccupied
26	805319112100111	Lot 17 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57615	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
27	805319112100114	Lot 1 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57599	105	0	P 376,950.00	07/29/2020	For consolidation of title - Unoccupied
28	805319112100104	Lot 8 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57606	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
29	805319112100012	Lot 7 Bk. 10 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57499	104	0	P 373,360.00	07/23/2020	For consolidation of title - Unoccupied
30	805319112100100	Lot 4 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57602	101	0	P 362,590.00	07/29/2020	For consolidation of title - Unoccupied
31	805319112100107	Lot 11 Bk. 31 ST. ELIZABETH SETON VILLAGE PACOL NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	57609	101	0	P 362,590.00	07/23/2020	For consolidation of title - Unoccupied
32	805319062400024	Lot 11 Bk. 18 DECA HOMES NAGA SUBD. SAN FELIPE NAGA CITY CAMARINES SUR REGION 5 (BICOL REGION) 4400	Lot Only	086-2015001118	72	0	P 417,600.00	02/04/2021	HDMF Title - Unoccupied
33	852202001300002	Lot 5/43 Bk. 17 OUR LADY'S VILLAGE SUBDIVISION-VIRAC N/A VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 0000	Lot Only	15261	70	0	P 111,650.00	12/11/2019	HDMF Title - Unoccupied
34	852202001300001	Lot 5/43 Bk. 17 OUR LADY'S VILLAGE SUBDIVISION-VIRAC N/A VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 0000	Lot Only	11977	70	0	P 111,650.00	12/11/2019	HDMF Title - Unoccupied
35	805219042400074	Bk. 305 Phase na Section na na 056211017 NON-SUBDIVISION CAWIT EXTENSION MAGALLANES SORSOGON REGION 5 (BICOL REGION) 4705	Lot Only	T-57860	383	0	P 459,600.00	03/26/2021	For consolidation of title - Unoccupied
36	805218101600649	Lot 08 Bk. 07 Phase IV 052011000 OUR LADY'S VILLAGE SUBDIVISION VIRAC (CAPITAL) CATANDUANES REGION 5 (BICOL REGION) 4800	Lot Only	081-2016000376	125	0	P 199,375.00	06/25/2020	HDMF Title - Unoccupied