



LOANS MANAGEMENT AND RECOVERY DEPARTMENT
Cebu Housing Hub
Pag-IBIG FUND / WT Corporate Tower
Cebu Business Park, Cebu City

INVITATION TO BID

The Pag-IBIG FUND, through its Loans Management and Recovery Department, Cebu Hub, shall conduct a SEALED PUBLIC AUCTION for the following properties on October 23, 2017 (**Monday**) at the 5th Floor, Conference Room No. 2, Pag-IBIG FUND - WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City.

PROPERTY ID	DESCRIPTION OF PROPERTY			LOT AREA	FLOOR AREA	TCT NO.	MINIMUM BID PRICE	STATUS OCCUPIED/ UNOCCUPIED	STATUS OF TCT *
	Lot	Blk	Ph						
CEBU NORTH									
LAPU-LAPU CITY, CEBU									
BF BETTERLIVING SUBDIVISION, BASAK, LAPU-LAPU CITY, CEBU									
1	8022885813	33	11	44.00	44.58	61148	821,000.00	UNOCCUPIED	for consolidation REM
2	8022886112	26	5	35.00	44.58	T-65741	773,000.00	UNOCCUPIED	for consolidation REM
DECA HOMES - MACTAN 1 SUBDIVISION, AGUS, LAPU-LAPU CITY, CEBU									
3	8022878315	3	22	40.00	46.40	75535	891,000.00	UNOCCUPIED	for consolidation REM
4	8022876110	18	13	40.00	46.40	68418	888,000.00	UNOCCUPIED	for consolidation REM
5	8022882114	2	5	40.00	46.40	67285	627,000.00	UNOCCUPIED	for consolidation REM
6	8022883814	5	19	40.00	46.40	110-2017000237	750,000.00	UNOCCUPIED	consolidated to HDMF
7	8022890910	5	23	44.00	46.40	74220	685,000.00	UNOCCUPIED	for consolidation REM
8	8022893512	3	23	40.00	46.40	74175	619,000.00	UNOCCUPIED	for consolidation REM
9	8022894115	53	13	40.00	48.40	T-68410	647,000.00	UNOCCUPIED	for consolidation REM
10	8022894614	34	9	40.00	46.40	110-2016003216	897,000.00	UNOCCUPIED	consolidated to HDMF
DECA HOMES - MACTAN 3 SUBDIVISION, BASAK, LAPU-LAPU CITY, CEBU									
11	8022898710	26	11	40.00	52.00	110-2011002545	760,000.00	UNOCCUPIED	for consolidation REM
DECA HOMES - MACTAN 5 SUBDIVISION, BASAK, LAPU-LAPU CITY, CEBU									
12	8022517212	24	26	107.00	51.00	110-2010004357	1,564,000.00	UNOCCUPIED	for consolidation CTS
13	8022517819	21	18	40.00	51.00	110-2010004107	1,159,000.00	UNOCCUPIED	for consolidation CTS
EARNESTINE HOMES, BABAG, LAPU-LAPU CITY, CEBU									
14	8022923515	9	3	47.00	51.00	110-2010004763	1,002,000.00	UNOCCUPIED	for consolidation CTS
LA ALDEA BUENA SUBDIVISION, BABAG, LAPU-LAPU CITY, CEBU									
15	8022882418	47	8	40.00	47.20	110-2017000075	662,000.00	UNOCCUPIED	consolidated to HDMF
16	8022885216	25	8	48.00	47.20	57278	849,000.00	UNOCCUPIED	for consolidation REM
17	8022822316	45	9	40.00	47.20	57762	648,000.00	UNOCCUPIED	for consolidation REM
18	8022904612 & 8022904710	32 & 33	14	80.00	44.00	110-2017000078 & 110- 2017000077	824,000.00	UNOCCUPIED	consolidated to HDMF
19	8022896418	18	15	40.00	68.00	110-2011001554	869,000.00	UNOCCUPIED	for consolidation REM
20	8022883315	32	16	40.00	47.20	59944	632,000.00	UNOCCUPIED	for consolidation REM
21	8022889517	20	22	40.00	44.00	T-71197	623,000.00	UNOCCUPIED	for consolidation REM
22	8022894810	31	22	48.00	44.00	70750	612,000.00	UNOCCUPIED	for consolidation REM
23	8022884710	14	27	44.00	44.00	72694	598,000.00	UNOCCUPIED	for consolidation REM
24	8022900918	9	18	48.00	47.20	60972	674,000.00	UNOCCUPIED	for consolidation REM
25	8022891014	51	9	40.00	51.50	110-2016001117	690,000.00	UNOCCUPIED	consolidated to HDMF
26	8022886611	37	13	59.00	47.20	60981	726,000.00	UNOCCUPIED	for consolidation REM
27	8022839418	22	9	40.00	47.20	56820	641,000.00	UNOCCUPIED	for consolidation REM
28	8022881717	15	9	40.00	51.50	T-56811	809,000.00	UNOCCUPIED	for consolidation REM
LA ALDEA DEL RIO SUBDIVISION, CALAWISAN, LAPU-LAPU CITY, CEBU									
29	8022893111	5	7	40.00	44.50	110-2011003660	820,000.00	UNOCCUPIED	for consolidation REM
30	8022900614	11	6	73.00	44.50	110-2011004644	1,023,000.00	UNOCCUPIED	for consolidation REM
VILLA MARINA SUBDIVISION, BANKAL, LAPU-LAPU CITY									
31	8022819913	13	2	35.00	42.00	39077	343,000.00	UNOCCUPIED	for consolidation REM
SUNRISE PLACE - MACTAN, AGUS, LAPU-LAPU CITY, CEBU									
32	8022923114	3	11	35.00	20.13	110-2012002088	422,000.00	UNOCCUPIED	for consolidation CTS
33	8022923917	120	14	35.00	20.13	110-2012002238	421,000.00	UNOCCUPIED	for consolidation CTS
PORTVILLE SUBDIVISION, BUAYA, LAPU-LAPU CITY, CEBU									
34	8022924118	5	6	42.00	48.00	110-2013000683	1,026,000.00	UNOCCUPIED	for consolidation CTS
MANDAUE CITY, CEBU									
DECA HOMES MANDAUE PRIME SUBDIVISION, JAGOBIAO, MANDAUE CITY, CEBU									
35	8022874415	10	20	38.00	56.80	MR-13838-T(63866)	829,000.00	UNOCCUPIED	for consolidation REM
36	8022893914	20	8	38.00	56.80	MR-13408-T(63866)	1,073,000.00	UNOCCUPIED	for consolidation REM
37	8022888718	27	24	38.00	56.80	MR-15647(T-63866)	1,063,000.00	UNOCCUPIED	for consolidation REM
CONSOLACION, CEBU									
BUENAVISTA HOMES SUBDIVISION, JUGAN, CONSOLACION, CEBU									
38	8022880712	5	8	35.00	22.00	TP-17383	304,000.00	UNOCCUPIED	for consolidation REM
39	8022880810	8	8	35.00	22.00	TP-16932	304,000.00	UNOCCUPIED	for consolidation REM

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	Lot	Blk	Ph						
WINDFIELDS SUBDIVISION, DANLAG, CONSOLACION, CEBU									
40	8022806514	63	3	54.00	22.00	T-93123	258,000.00	UNOCCUPIED	for consolidation REM
LILOAN, CEBU									
CARLOSVILLE SUBDIVISION, CATARMAN, LILOAN, CEBU									
41	8022824011	20		136.00	72.00	111-2016003745	1,254,000.00	OCCUPIED	cosolidated to HDMF
RAYSLAND HSG. DEV T. CORP. SUBDIVISION, TAYUD, LILOAN, CEBU									
42	8022878011	5	1	44.00	48.00	111-2016005613	823,000.00	UNOCCUPIED	cosolidated to HDMF
43	8022877918	6	1	44.00	43.00	MR-7784 (TP-63844)	739,000.00	UNOCCUPIED	for consolidation REM
VILLA DIVINA, SAN VICENTE, LILOAN, CEBU									
44	8022882819	2	6	40.00	22.60	111-2016003449	332,000.00	UNOCCUPIED	cosolidated to HDMF
JOANNA LEGACY HOMES - LILOAN SUBDIVISIONS, YATI, LILOAN, CEBU									
45	8022899314	3	6	45.00	29.54	111-2016003444	385,000.00	UNOCCUPIED	cosolidated to HDMF
BLASAB HOMES, SAN VICENTE, LILOAN, CEBU									
46	8022882711	3823-F		100.00		MR-4000(TP-63844)	315,000.00	LOT ONLY	for consolidation REM
COMPOSTELA, CEBU									
HENAVILLE SUBDIVISION, ESTACA, COMPOSTELA, CEBU									
47	8022929512	7	17	51.00	61.93	MR-6922 (TP-63844)	1,298,000.00	UNOCCUPIED	for consolidation CTS
48	8022856115	29	11	50.00	61.93	MR-3028 (TP-63844)	1,269,000.00	OCCUPIED	for consolidation CTS
49	8022911612	17	14	50.00	61.93	MR-3123 (TP-63844)	1,161,000.00	UNOCCUPIED	for consolidation CTS
DANAO CITY, CEBU									
DECA HOMES - DANAO, SABANG, DANAO CITY, CEBU									
50	8022803619	4	18	80.00	34.80	108-2015000139	522,000.00	UNOCCUPIED	cosolidated to HDMF
51	8022836316	15	8	80.00		TP-1641	216,000.00	LOT ONLY	for consolidation REM
52	8022878716	92	1	80.00		TP-1732	216,000.00	LOT ONLY	for consolidation REM
53	8022863016	13	8	38.00	40.00	T-1348	484,000.00	UNOCCUPIED	for consolidation REM
CEBU SOUTH									
NHA HOUSING SUBDIVISION, BUSAY, CEBU CITY, CEBU									
54	8022356316	13	18	92.00		134413	497,000.00	LOT ONLY	for consolidation REM
55	8022350113	11	7	101.00		133006	546,000.00	LOT ONLY	for consolidation REM
56	8022343311	29	14	86.00		132997	465,000.00	LOT ONLY	for consolidation REM
TALISAY CITY, CEBU									
PALM RIVER SUBDIVISION, BIASONG, TALISAY CITY, CEBU									
57	8022517418	6	11	40.00	54.00	T-152714	939,000.00	UNOCCUPIED	for consolidation CTS
58	8022519916	22 & 25	7	64.00	54.00	T-152657 & T-152660	1,085,000.00	UNOCCUPIED	for consolidation CTS
CAMELLA HOMES - TIERRA GRANDE SUBDIVISION, LAWAAN, TALISAY CITY, CEBU									
59	8022332910	9	3	120.00	36.00	T-85760	1,050,000.00	OCCUPIED	for consolidation REM
MINGLANILLA, CEBU									
SPRINGWOODS COUNTRYHOMES, TUNGHAAN, MINGLANILLA, CEBU									
60	8022345917	34	16	85.00	40.00	T-95996	638,000.00	UNOCCUPIED	for consolidation REM
DECA HOMES SUBDIVISION, TUNGHAAN, MINGLANILLA, CEBU									
61	8022377414	9	6	76.00	34.00	102-2010001536	803,000.00	UNOCCUPIED	for consolidation REM
62	8022372411	9	5	76.00	34.00	102-2010003608	789,000.00	UNOCCUPIED	for consolidation REM
DECA HOMES SUBDIVISION, TUNGKIL, MINGLANILLA, CEBU									
63	8022461315	23	6	38.00	46.40	T-142553	766,000.00	UNOCCUPIED	for consolidation REM
64	8022330412	29	9	38.00	46.40	102-2015001105	603,000.00	UNOCCUPIED	cosolidated to HDMF
65	8022363119	39	9	38.00	46.40	102-2016000161	670,000.00	UNOCCUPIED	cosolidated to HDMF
66	8022335914	12	11	38.00	46.40	102-2016000126	539,000.00	UNOCCUPIED	cosolidated to HDMF
67	8022373416	5	17	36.00	46.40	102-2012004801	574,000.00	UNOCCUPIED	cosolidated to HDMF
68	8022364514	21	18	38.00	46.40	102-2015004838	651,000.00	UNOCCUPIED	cosolidated to HDMF
69	8022321610	6	21	57.00	46.40	102-2012004128	661,000.00	UNOCCUPIED	cosolidated to HDMF
70	8022377110	2	1	38.00	46.40	T-157092	712,000.00	UNOCCUPIED	for consolidation REM
71	8022389111	1	4	45.00	46.40	T-157079	770,000.00	UNOCCUPIED	for consolidation REM
72	8022380913	3	7	38.00	46.40	T-157480	786,000.00	UNOCCUPIED	for consolidation REM
73	8022346412	28	8	38.00	46.40	102-2016007950	815,000.00	UNOCCUPIED	cosolidated to HDMF
74	8022373611	35	8	38.00	46.40	102-2016005268	783,000.00	UNOCCUPIED	cosolidated to HDMF
75	8022386518	55	8	38.00	46.00	102-2011001726	643,000.00	UNOCCUPIED	for consolidation REM
76	8022425314	56	8	38.00	46.40	T-157556	704,000.00	UNOCCUPIED	for consolidation REM
77	8022425010	19	9	38.00	46.40	T-157963	801,000.00	UNOCCUPIED	for consolidation REM
78	8022381918	62	9	38.00	52.00	102-2011000929	912,000.00	OCCUPIED	for consolidation REM
79	8022342619	80	9	38.00	46.40	102-2016006806	815,000.00	UNOCCUPIED	cosolidated to HDMF
80	8022461510	36	10	38.00	46.40	T-157415	787,000.00	UNOCCUPIED	for consolidation REM
81	8022378613	41	10	38.00	46.40	102-2016006819	822,000.00	UNOCCUPIED	cosolidated to HDMF
82	8022501613	49	10	38.00	46.40	T-157988	740,000.00	UNOCCUPIED	for consolidation REM
83	8022426112	59	10	38.00	46.40	T-157387	696,000.00	UNOCCUPIED	for consolidation REM
84	8022372313	9	12	52.00	46.40	102-2010004306	829,000.00	UNOCCUPIED	for consolidation REM
85	8022425715	17	12	52.00	46.40	T-161411	822,000.00	OCCUPIED	for consolidation REM
86	8022378310	29	2	52.00	46.40	102-2010003581	702,000.00	UNOCCUPIED	for consolidation REM
87	8022370715	19	5	38.00	46.40	102-2016005267	713,000.00	UNOCCUPIED	cosolidated to HDMF
88	8022459916	37	7	38.00	46.40	102-2010004672	782,000.00	UNOCCUPIED	for consolidation REM
89	8022477315	38	9	38.00	46.40	102-2011000462	649,000.00	UNOCCUPIED	for consolidation REM

	PROPERTY ID	DESCRIPTION OF PROPERTY			LOT AREA	FLOOR AREA	TCT NO.	MINIMUM BID PRICE	STATUS OCCUPIED/ UNOCCUPIED	STATUS OF TCT *
		Lot	Blk	Ph						
90	8022460310	31	13	3	38.00	46.00	102-2011002555	704,000.00	UNOCCUPIED	for consolidation REM
91	8022424710	52	13	3	38.00	46.40	102-2011001847	757,000.00	UNOCCUPIED	for consolidation REM
92	8022496118	32	17	3	38.00	46.40	102-2011002083	795,000.00	UNOCCUPIED	for consolidation REM
93	8022463617	28	2	4	38.00	46.40	102-2011006367	805,000.00	UNOCCUPIED	for consolidation REM
94	8022424417	30	2	4	38.00	46.40	102-2012000688	805,000.00	UNOCCUPIED	for consolidation REM
95	8022463412	1	10	4	50.00	46.40	102-2011005920	764,000.00	UNOCCUPIED	for consolidation REM

GENERAL GUIDELINES

- Interested parties are required to secure copies of: (a) **INSTRUCTION TO BIDDERS** (HQP-AAF-104) and (b) **OFFER TO BID** (HQP-AAF-103) from the office of the Loans Management and Recovery Department – Acquired Asset Management at 3rd floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City or may download the forms at www.pagibigfund.gov.ph (link Disposition of Acquired Assets for Public Auction).
- Properties shall be sold on an “**AS IS, WHERE IS**” basis.
- 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 (Other properties for sale – Disposition of Acquired Assets for Public Auction).
- 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.
- Sealed proposals shall be received by the Committee on **Disposition of Acquired Assets’ Secretariat** at the 5th Floor, Conference Room No. 2, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City starting **10:00 AM** but not later than **1:00 PM** on the scheduled date; the said proposals shall be opened immediately in the presence of the committee and attending bidders. Bidders are advised to submit their proposals only on the scheduled date of batch. No proposals shall be accepted by the committee earlier or later than the scheduled date.
- The Bid Offer shall not be lower than the minimum bid set by the Fund.
- Each bid proposal shall be accompanied by a **BIDDER’S BOND** either in **CASH** or **MANAGER’S CHECK** issued by any commercial bank, payable to Pag-IBIG Fund for an amount equivalent to 10% of the BID PRICE. It shall likewise serve as the down payment of the winning bidder.
- 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.**
- Payment of the remaining ninety percent (90%) bid offer balance may either be thru any of the following modes:
 - Cash** – on which the approved purchase price shall be paid not later than thirty (30) calendar days from the date of receipt of Notice of Award (NOA).
 - Installment Basis** – on which payment shall be in equal monthly installment inclusive of interest and provided the chosen payment term shall not exceed twelve (12) months.
 - 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:
 - Approval and term shall be subject to eligibility requirements stipulated under the Pag-IBIG End-User Home Financing Program guidelines;
 - The amount shall be the bidder’s bid offer, net of the 10% downpayment;
 - In case the application has been disapproved, the 10% bidder’s bond shall be forfeited in favor of the Fund.
 - 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 Loan Approval:
 - Processing fee of Three Thousand Pesos (the P1,000.00 shall be paid on the auction day while the remaining 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 fire and allied peril insurance);
 - In case the Bid Offer, net of the ten percent (10%) bid bond and additional discount, is still higher than the appraisal value of the property, the amount in excess of the appraisal value shall be treated as equity. It shall be paid by the buyer within thirty (30) calendar days upon receipt of Notice of Loan Approval.
 - Original Borrowers who wish to participate on the Sealed Public Auction shall not be allowed to bid thru long term installment availment. They may only bid thru cash or short term installment basis.
- Additional Discounts shall be given to winning bidders depending on their chosen mode of purchase, as follows:

MODE OF PURCHASE	ADDITIONAL DISCOUNT
CASH	20%
SHORT TERM INSTALLMENT	10%

- The Bidders shall be present at the opening of bids. 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/aa/aa.aspx (Other properties for sale-Disposition of Acquired Assets for Public Auction)*
 - Secretary’s Certificate for company-bidder
- The opening of Bids shall commence from **1:30 PM until completion.**
- The bidder who offers the highest bid shall be declared as the winner.
- In case of a tied highest bid, it shall be resolved by applying the following order of preference:
 - Cash Offer (Mode of Payment);
 - Time of entry/registration in the auction room.

If there is still a tie, it shall be resolved immediately by an open auction between/among the tied highest bidders.
- The non-winning bidders’ respective bid bonds shall be returned to them immediately together with an Acknowledgment Receipt once a winning bidder has been declared.
- 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 10% bidder’s bond shall be forfeited in favor of the Fund.
- Interested parties may visit the **ACQUIRED ASSETS MANAGEMENT** at the 3rd floor, Pag-IBIG FUND – WT Corporate Tower, Mindanao Avenue, Cebu Business Park, Cebu City or contact **MR. ANGELO E. HERMOSISIMA** or **MS. JERRA MAE D. PACINIO** at telephone nos. (032) 260-1800 and (032) 412-2110 . You may also email your inquiries for further details at dcbelicario@pagibigfund.gov.ph or aehermosisima@pagibigfund.gov.ph or cebulmrd.lrrd2@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.

ATTY. MARIE ANTONIETTE D. DIAZ
Vice President
Home Lending Operations
Visayas - Mindanao Group
Chairman, Committee on Disposition of Acquired Assets