

PHILIPPINE DEPOSIT INSURANCE CORPORATION

INVITATION TO BID

Thursday, February 20, 2025



Online bids shall be accepted from Wednesday, February 19, 2025 9:00 AM to Thursday, February 20, 2025 1:00 PM and opening of bids at 2:00 PM (PDIC time/ No extension)
via the PDIC Assets for Sale Website (<http://assetsforsale.pdic.gov.ph>)

Real Properties								
PROVINCE	BUNDLED	PROPERTY CODE	TITLE NO.	AREA	PROPERTY TYPE	LOCATION	MDP	FOOTNOTES
Batangas		10961000000037	TCT No.: T-105870	1,120.00	Residential/Agricultural - With Improvement	Lot 1146-B, Psd-04-016236, Barangay Aya, San Jose	2,240,000.00	7, 13, 14, 49
Bulacan		10007000000044	TCT No.: RT-35170 (T-36939)	600.00	Residential - With Improvement	Lot 14, Block 5, Psd-20831, Mabio Street, Brgy. Tigpalas (formerly part of Brgy. San Jose), San Miguel	1,890,000.00	7, 13, 14, 32
		10914000000060	TCT No.: T-371069 (M)	114.00	Residential - Vacant Lot	Lot 11-A, Block 8, Road Lot 2, Brgy. Tugatog, City Of Meycauayan	825,850.00	10, 13, 23, 32, 43
Cagayan		10136000000002	TCT No.: 6228	13,352.00	Agricultural - Vacant Lot	Lot 22 Gss-2-04-000016, Brgy. Tagum, Camalaniugan	1,188,330.00	1, 13, 17, 29
		10136000000007	TCT No.: 032-2016002427	453.00	Residential - Vacant Lot	Lot 2271-B-2-C Psd-(AF)-02-084372, Brgy. Baraccaoit, Gattaran	247,340.00	13, 17

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Asset Management and Disposal Group, 4/F PDIC Chino Bldg., 2228 Chino Roces Avenue, Makati City 1231

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Cagayan		1013600000010	TCT No.: T-111068	250.00	Residential - Vacant Lot	Lot 2015-H-1, Psd-(AF)-02-007935, Brgy. Baraoidan,Gattaran	163,300.00	1, 13, 14, 17
		1013600000015	OCT No.: P-41403	78,062.00	Agricultural - Vacant Lot	Lot 95 Pls-721-D, Barangay Sta. Clara (Magrafil),Gonzaga	2,732,170.00	1, 13, 17, b2
		1013600000016	KOT No.: P-85020	320.00	Commercial/Residential - With Improvement	Lot 4104, Pls 533, Brgy. Bagumbayan,Lal-Lo	1,016,000.00	1, 13, 14, 29
		1013600000019	TCT No.: 032-2019002017	43,290.00	Agricultural - Vacant Lot	Lot 357-D, Psd-02-056972, Brgy. Magapit,Lal-Lo	1,875,760.00	2, 13, 14, 17, 18
		1013600000021	TCT No.: T-94460	500.00	Residential - Vacant Lot	Lot 16-C Psd-2-01-009776, Brgy. Carig Norte,Tuguegarao City	2,250,000.00	1, 13, 17, 29
		1013600000022	TCT No.: T-12141	803.00	Agricultural - Vacant Lot	Lot No. 12, Psd-(AF)-02-011023 (AR), Barangay Casambalangan (Now Rapuli),Gonzaga	1,686,300.00	1, 13, 17, 29
		1013600000053	TCT No.: T-93738	590.00	Residential - With Improvement	Lot 5103-C-7, Psd-021516-048446, Zone 6, Barangay Lalafugan,Lal-Lo	354,000.00	1, 13, 17, 19, 21, 29
		1013600000064	KOT No.: P-90186	1,055.00	Residential/Agricultural - With Improvement	Lot 63 Ccs-af-02-000338, Brgy. San Mariano,Lal-Lo	528,000.00	1, 13, 14, 17, 29
		1013600000065	TCT No.: P-67141	46,482.00	Agricultural - Vacant Lot	Lot 8 Gss-2-01-000079-D, Batangan, Barangay Pina Este,Gattaran	1,045,850.00	1, 13, 17, 18, 29
Cavite		1030600000004	TCT No.: T-1124301	240.00	Residential - Vacant Lot	Lot No. 8, Block No. 5, Sampaloc Drive, San Miguel 1 Subdivision, Molino IV,Bacoor	2,812,800.00	2, 13, 23
		10306000000153	TCT No.: 077-2011000071	460.00	Residential - With Improvement	Lot No. 128-A, E.Cabezas Road corner Mabolo Street, Brgy. Cabezas,Trece Martires City	2,581,200.00	10, 13, 14

Iloilo		1146000000223	TCT No.: 090-2012001868	1,733.00	Residential - Vacant Lot	Lot No. 959, Brgy. Talusan, Dumangas	6,758,700.00	13
Isabela		1014500000157	OCT No.: P-47230	1,000.00	Residential - With Improvement	Lot No. 11922, Cad. 403, Barangay San Felipe (now Imelda Bliss Village), Ilagan	2,500,000.00	1, 7, 9, 13, 14, 17
		1014500000296	KOT No.: P-57699 (SC-13208)	9,255.00	Agricultural - Vacant Lot	Lot 46, Sgs-2-02-001920-D, Barangay Villaflores, San Isidro	2,674,700.00	1, 9, 13, 17, 18, 21
		1014500000494	TCT No.: T-154936 SC-11090	384.00	Residential - With Improvement	Lot 2, Block 2 (LRC) Pcs-8268 Barangay Gomez (now Poblacion), San Isidro	728,110.00	1, 7, 9, 13, 14
		1014500000581	TCT No.: T-190479	520.00	Residential - Vacant Lot	Lot 2-B-8, Psd-2-02-011964, Brgy. Maligaya, Tumauni	1,219,180.00	1, 9, 13, 17, 24
		1014500000646	TCT No.: T-221729	671.00	Residential - With Improvement	Lot 4, (LRC) Psd-8433, Barangay Sto. Domingo, Alicia	2,012,850.00	1, 7, 13, 14, 17, 24
		1014500000773	TCT No.: T-253109 (SC-11091)	2,517.00	Agricultural - Vacant Lot	Lot 1914-B, Psd-2-02-020072, Barangay Camarag, San Isidro	2,582,440.00	1, 9, 13, 23
		1014500000862	OCT No.: P-47970	537.00	Residential - Vacant Lot	Lot No. 570, Pls-965, Barangay Guibang, Gamu	483,300.00	1, 9, 13, 17, 21
		1014500001193	TCT No.: T-228436	300.00	Residential - Vacant Lot	Lot 2-B-9-D-4-D, Psd-023101-045726, Barangay Aurora, Alicia	822,490.00	1, 9, 13, 17, 24
		1014500001205	TCT No.: T-229775	4,000.00	Residential - Vacant Lot	Lot 1-C-1, Psd-023101-049080, Barangay Bagong Sikat, Alicia	3,752,000.00	1, 9, 13, 17, 24
	1014500001225	TCT No.: T-236216	486.00	Residential - With Improvement	Lot 2997-B, Psd-02-052308, Barangay Lanna, Tumauni	639,500.00	1, 7, 9, 13, 14, 17, 18	

Isabela		10145000001309	TCT No.: T-254103	15,000.00	Agricultural - Vacant Lot	Lot No. 3817-A-1, Psd-02-057437, Barangay Vira (now Brgy. San Rafael), Roxas	2,550,000.00	1, 9, 13, 21, 44
		10145000001324	TCT No.: T-26162 SC-14411	1,446.00	Residential - With Improvement	Lot 5455-B-7 (LRC) Psd-44753, Barangay Quezon, Echague, San Isidro	2,240,290.00	1, 7, 9, 13, 14, 17, 23, 24
Laguna	Total Area: 864.00 Total Price: 5,711,670.00	11010000000209	TCT No.: T-138508	407.00	Residential - With Improvement	Lot 2209-B-8-A Rio Vista Lot Subdivision, Sitio Cubao, Brgy. Pinagsanjan, Pagsanjan	5,711,670.00	1, 7, 10, 13, 14, 17, 31, m1
		11010000000210	TCT No.: T-138509	457.00	Residential - With Improvement	Lot 2209-B-8-B Rio Vista Lot Subdivision, Sitio Cubao Brgy. Pinagsanjan, Pagsanjan		1, 7, 10, 13, 14, 17, 31, m1
Metro Manila		10975000000001	TCT No.: 91458	362.00	Residential - Vacant Lot	Lot 28, Block 1, Pcs-20381, Scotland St., Better Living Subdivision, Brgy. Don Bosco, Paranaque City	11,946,000.00	1, 10, 17
Misamis Oriental		107620000000055	OCT No.: P-19295	29,730.00	Agricultural - Vacant Lot	Lot 1300, Case 2, Cad 372, Gimaylan, Libertad	7,469,660.00	1, 13, 15, 29, 44
		107620000000056	OCT No.: P-19297	33,380.00	Agricultural - With Improvement	Lot 1305, Case 2, Cad 372, Gimaylan, Libertad	8,386,730.00	1, 13, 15, 29
Negros Occidental		112480000000030	TCT No.: T-7742	146,447.00	Agricultural - Vacant Lot	Lot No. 2615 Brgy. Mailum, Bago City	5,857,880.00	1, 13, 17, 18, 21, b3
Nueva Ecija		100070000000036	TCT No.: NT-296494	1,929.00	Agricultural - Vacant Lot	Lot 768-D, (LRC) Psd-240086, Barangay Julo, San Antonio	1,543,200.00	2, 13, 18, 32
Pangasinan		101260000000023	TCT No.: 026-2014001432	2,148.00	Agricultural - Vacant Lot	Lot No. 18398, Brgy. Anambongan (formerly, part of San Carlos City, Pangasinan), Basista	582,470.00	2, 13, 17, 18
		101260000000032	TCT No.: 201522	5,597.00	Residential/Agricultural - Vacant lot	Lot No. 20458, Brgy. Dumpay, Basista	1,399,250.00	1, 13, 17, 18

Pangasinan		10126000000053	TCT No.: 026-2012005020	520.00	Residential - With Improvement	Lot 1, Salcedo St., Brgy. Capaoay (Poblacion), San Jacinto	1,794,000.00	2, 6, 13, 14, 17
		10126000000055	TCT No.: 184652	524.00	Residential - With Improvement	Lot No. 10013, Barangay Olo Cacamosan, Mangatarem	719,560.00	1, 7, 13, 14, 17
		10126000000056	TCT No.: (34477) 030-2017000739	2,470.00	Residential/Agricultural - Vacant lot	Lot No. 7537, Barangay Bacnar, San Carlos City	419,900.00	1, 13, 17, 18, 32
Quezon		10394000000038	TCT No.: T-500780	1,432.00	Residential/Agricultural - With Improvement	Brgy. Malusak, Atimonan	2,864,000.00	7, 13, 14, 23
		10961000000015	TCT No.: T-363497	2,654.00	Residential - With Improvement	Lot 1-A-1, (LRS) Psd-53998, Brgy. Sta. Catalina Sur, Candelaria	3,184,800.00	7, 13, 14, 19, 49
		10961000000020	TCT No.: T-363145	447.00	Residential - With Improvement	Lot 2-A-1-C-1, Psd-04-025554, Brgy. Sta. Catalina Sur, Candelaria	894,000.00	7, 13, 15, 17, 49
		10961000000273	TCT No.: T-363232	1,014.00	Residential - With Improvement	Lot 3315, Cad-312-D, Brgy. Sta. Catalina Sur, Candelaria	1,627,470.00	7, 13, 17, 49
		10961000000274	TCT No.: T-363141	570.00	Residential - Vacant Lot	Lot 7-D, Psd-04-038805, Brgy. Sta. Catalina Sur, Candelaria	786,600.00	8, 13, 17, 49
Quirino		10145000000210	KOT No.: P-13730	946.00	Residential - Vacant Lot	Lot PPP, Csd (af)-02-000-881-D, Barangay San Francisco, Aglipay	310,290.00	1, 13, 17, 24
		10145000000281	OCT No.: P-5169	1,657.00	Residential - With Improvement	Lot No. 4274-F, Csd-2-08-003354-D, Barangay San Antonio, Aglipay	590,640.00	1, 7, 13, 14
		10145000000366	KOT No.: P-9036	885.00	Residential - With Improvement	Lot 11, Csd-025701-0006869-D, Barangay Villa Santiago, Aglipay	531,000.00	1, 7, 13, 14, 17, 24

Quirino		10145000000926	TCT No.: T-9136	835.00	Residential - Vacant Lot	Lot No. 1536-A-3, Psd-025701-047709, Barangay Palacian, Aglipay	641,280.00	1, 13, 17
Zambales		10216000000011	TD No.: 009-0025	6,187.00	Residential/Agricultural - Vacant lot	Lot No. 024-1001, Block 01 (Lot No. 1800-Part Cad. 614-D), Brgy. Mambog, Botolan	6,187,000.00	4, 13, 17
		10216000000016	TCT No.: T-10187	380.00	Commercial - With Improvement	Lot 2062, Ts-308, Barangay Lower Kalaklan, Olongapo City	4,940,000.00	13, 14, 17, 19
		10216000000022	TD No.: 009-0364	2,496.00	Agricultural - Vacant Lot	Lot No. 233, Block 02 / Part of Lot 1730, Barangay Mambog, Botolan	599,040.00	4, 13, 17, 18

DESCRIPTION	
1	- 1 - Title and/or TD registered in the name of the former owner/mortgagor/borrower/third party
2	- 2 - Title transferred in the name of the bank/PDIC but TD declared in the name of the former owner/mortgagor/borrower/third party
4	- 4 - Covered with TD only declared in the name of the bank/PDIC
6	- 6 - TD for improvement declared in the name of the former owner/mortgagor/borrower
7	- 7 - Improvement without tax declaration
8	- 8 - Title missing -- reissuance for buyer's account
9	- 9 - RD's copy of title missing/burnt -- reconstitution for buyer's account
10	- 10 - With annotation of encumbrance
13	- 13 - With unpaid taxes and/or dues
14	- 14 - With informal dwellers
15	- 14 - With existing contract of lease / with lessee
17	- 17 - Relocation survey is recommended
18	- 18 - No Right-of-Way
19	- 19 - With Right-of-Way or With claim for Right-of-Way
21	- 21 - With water and/or road easement
23	- 23 - Inconsistencies in data found in any of the following documents: title (old and new) and TD (old and new), COS, Dacion document and Deed of Assignments - correction for buyer's account
24	- 24 - Inconsistencies in data found between the title and subdivision/survey plan/tax map --- correction for buyer's account
29	- 29 - With notarized Memorandum of Agreement/ Deed of Sale/Dacion en Pago/Deed of Assignment but not annotated in the title
31	- 31 - Properties to be sold as a whole
32	- 32 - The property is prone to flooding
43	- 43 - Technical descriptions appearing on the title do not form a closed polygon when plotted.

44	- 44 - Typographical error on the technical description, correction for buyer's account
49	- 49 - The property is subject of a case that was already terminated
b2	- B2 - Agricultural properties with area of more than 5 hectares and up to 10 hectares - at least two (2) bidders must jointly submit a bid
b3	- B3 - Agricultural properties with area of more than 10 hectares and up to 15 hectares - at least 3 bidders must submit a bid together
m1	- m1 - The property is subject to 12% Value-added tax (VAT). Payment for the account of the buyer.

1. Online bids will be accepted from direct buyers only.
2. The sale shall be for CASH and on "As-Is, Where-Is" basis and the winning bidder shall undertake the responsibility to acquire and maintain peaceful possession and enjoyment of the property without seeking the assistance of PDIC.
3. The term "As-Is-Where-Is" shall refer not only to the description and physical condition of the property and its contents or inclusions at the time of the bidding, if any is declared to be part of the sale, but also to the condition of the title of the property or other evidence of ownership and the extent and state of whatever rights, interests and participation over the property of PDIC may have at the time of the bidding. It shall also include the winning bidder's assumption of all unpaid taxes, fees and/or expenses, such as, but not limited to capital gains tax or creditable withholding tax, whichever is applicable, value added tax, documentary stamp tax, registration and transfer fees, association or condominium fees and/or assessments, and all other expenses and charges in order to, as applicable, cause the transfer of the title from the named owner to the winning bidder. The bidder/s shall be responsible in taking steps to determine the actual condition, size, area, shape and other circumstances of the property, as well as in ascertaining that the property is not covered/has not been issued a Notice of Coverage under the Comprehensive Agrarian Reform Program (CARP), if the property is classified as agricultural.
4. The bidder shall have the responsibility to conduct due diligence on the condition, status and ownership of the properties and, for this purpose, make the appropriate inquiries or verification with the applicable registries or government agencies and units, and other entities, such as but not limited to the appropriate office of the Department of Agrarian Reform, i.e., MARO, PARO, if the property is classified as agricultural. Supporting documents in the custody of PDIC may be examined upon request. The bidder shall have the responsibility to secure certified true copy of title and/or latest tax declaration from the Registry of Deeds or City/Municipal Assessor's Office, respectively. The bidder further warrants that the supporting documents uploaded in the PDIC. Assets for Sale website are faithful copies of original or authentic documents, and in case material discrepancy or deviations are discovered, the bidder shall assume all the risk including the automatic cancellation of the award, among others.
5. The winning bidder shall pay the ten percent (10%) of the bid price, within the next working day from the date of public bidding or on **Friday, February 21, 2025**.
6. The winning bidder shall pay the ninety percent (90%) balance of the bid price, within fifteen (15) calendar days from the date of public bidding or on **Friday,**

March 7, 2025.

7. PDIC reserves the right to withdraw without prior notice any or all of the properties offered for sale any time before the deadline for submission of bids.

Standard format of the Special Power of Attorney and Secretary's Certificate which are required for participants who are submitting a bid on behalf of another individual or an organization, respectively, may be downloaded from the above cited PDIC address.

Conditions of Bid may also be viewed from the same website for reference.

Complete description of the properties is available at the Asset Management and Disposal Group, 4/F PDIC Chino Bldg., 2228 Chino Roces Avenue, Makati City 1231. For further information, you may call our Public Assistance Department at:

Tel. No. : (632) 8841-4141

Toll free : 1-800-1-888-7342 or 1-800-1-888-PDIC

Email : pad@pdic.gov.ph

The holding of the bidding on the published date shall be cancelled in case of a declaration of a non-working day or due to fortuitous events. In which case, the bidding shall be held on the next working day at the same time and venue, unless a different date/time is set by the ROPA Disposal Committee. If there are any bids registered and submitted prior to the declaration of a non-working day and before the opening of bids, these shall be returned unopened after the announcement of the suspension of work as soon as practicable.

ROPA DISPOSAL COMMITTEE