

PHILIPPINE DEPOSIT INSURANCE CORPORATION

INVITATION TO BID

Thursday, March 27, 2025



Online bids shall be accepted from Wednesday, March 26, 2025 9:00 AM to Thursday, March 27, 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
Aklan		10578000000013	TD No.: 17-04-007-00171	1,963.00	Agricultural - Vacant Lot	Lot No. 10390 PT., Brgy. Daguitan, Banga	157,040.00	4, 13, 17, 18, 23
		10585000000024	TD No.: 17-15-014-01097	1,829.00	Agricultural - With Improvement	Lot 10910, Brgy. Polo, New Washington	1,280,300.00	5, 7, 13, 14, 18, 23, 28, m1
		10598000000055	TD No.: 0005-00542	22,833.00	Residential/Agricultural - With Improvement	Lot No. 1363 PT. Barangay Cortes, Balete	3,710,360.00	5, 13, 14, 17, 18, 22, 28
		10598000000069	TD No.: 17-05-009-00036	6,251.00	Residential/Agricultural - Vacant lot	Lot No. 4739 Sitio Baybay, Brgy. Ipil, Batan	1,000,160.00	5, 13, 17, 18
		10598000000080	TD No.: 17-14-010-00395	5,693.00	Agricultural - Vacant Lot	Lot No. 2287 pt. Barangay Magallanes, Nabas	740,090.00	5, 13, 17, 18, 28

Aklan	10598000000092	TD No.: 17-14-011-00429	16,243.00	Agricultural - Vacant Lot	Lot No. 2842, Brgy. Matabana,Nabas	1,949,160.00	5, 13, 17, 18, 28
	10598000000112	OCT No.: P-24417	6,352.00	Agricultural - Vacant Lot	Lot No. 9638, Cad-786-D, Brgy. Polo,Banga	1,476,840.00	1, 13, 17, 18, 43
	10598000000120	TD No.: 17-15-014-00064	600.00	Residential/Agricultural - With Improvement	Lot No. 449-A-2 pt., Brgy. Polo,New Washington	973,500.00	5, 7, 14, 17, 18, 28
	10598000000140	OCT No.: P-11089	1,431.00	Agricultural - Vacant Lot	Lot No. 6325, Brgy. Cabayugan,Malinao	343,440.00	1, 13, 14, 18
	10598000000143	OCT No.: P-15190	10,610.00	Agricultural - Vacant Lot	Lot No. 3593, Brgy. Angas,Batan	1,061,000.00	1, 13, 17, 18, 23
	10598000000155	KOT No.: P-25153	17,367.00	Agricultural - Vacant Lot	Lot No. 10201 Sitio Panatangan, Brgy. Sibalew,Banga	1,563,030.00	1, 13, 17, 18
	10598000000169	OCT No.: P-4299	2,900.00	Residential/Agricultural - With Improvement	Lot No. 2356, Brgy. Cayangwan,Makato	1,798,000.00	1, 13, 14, 19, 22
	10598000000172	TCT No.: T-16474	235.00	Residential - Vacant Lot	Lot No. 3349-B-2-F-1, Barangay New Buswang,Kalibo	1,073,950.00	1, 13
	10598000000177	TCT No.: T-19694	308.00	Residential - Vacant Lot	Lot No. 841-D, Barangay Tigayon,Kalibo	1,407,560.00	1, 13, 17, 61
	10889000000052	OCT No.: (22572) RO-1712	750.00	Residential - With Improvement	Lot No. 600, Brgy. Linabuan Norte,Kalibo	1,246,880.00	1, 6, 13, 14, 17, 18
Antique	10578000000046	TD No.: 07-0041-00042	30,921.00	Agricultural - Vacant Lot	Lot No. 1043, Cad 331-D (based on technical description issued by DENR Kalibo), Brgy. Tomao,Culasi	927,630.00	4, 13, 17, 18
	10598000000005	TD No.: 17-0001-00279	171.00	Residential - Vacant Lot	Lot No. 9582, Barangay Gua Poblacion,Tibiao	470,250.00	5, 13, 29

Antique		10598000000007	OCT No.: N-2618	6,861.00	Agricultural - Vacant Lot	Lot No. 910, Brgy. Centro Norte,Culasi	1,790,720.00	1, 13, 18
		10598000000144	KOT No.: P-37387	2,205.00	Residential/Agricultural - With Improvement	Lot No. 1936, Barangay San Roque,Libertad	661,500.00	1, 13, 14, 21
		10598000000145	OCT No.: P-18208	2,595.00	Agricultural - Vacant Lot	Lot No. 476, Brgy. Pajo,Libertad	759,040.00	1, 13, 14
		10598000000149	OCT No.: P-20003	2,527.00	Residential/Agricultural - Vacant lot	Lot No. 3377, Case 7, Cad-743-D, Brgy. Importante,Tibiao	380,310.00	1, 13, 18
		10598000000188	TCT No.: T-3091	7,959.00	Agricultural - Vacant Lot	Lot No. 2305, Brgy. Janlagasi,Culasi	2,081,280.00	1, 13, 17, 18, 29
		10598000000189	TCT No.: T-3372	4,053.00	Agricultural - Vacant Lot	Lot No. 2600, Case 8, Cad-873-D, Brgy. Cubay South,Bugasong	689,010.00	1, 13, 18
		10598000000190	TCT No.: T-3373	2,665.00	Agricultural - Vacant Lot	Lot No. 2666, Case 8, Cad-873-D, Brgy. Cubay South,Bugasong	559,650.00	1, 13, 18
Batangas		10386000000001	TCT No.: T-136107 (TD No. 18-0016-01239)	494.00	Agricultural - With Improvement	Lot 356-C, Brgy. San Miguel,Padre Garcia	1,438,000.00	7, 13, 14, 17, 21
Camarines Sur		10490000000011	TCT No.: 13656	24,000.00	Agricultural - Vacant Lot	Lot 650, Barangay Salvacion,Ocampo	3,402,000.00	2, 13, 17, 18, 21, 23, m1
		10490000000048	TD No.: 97-010-0132	3,417.10	Agricultural - Vacant Lot	Lot 20711, Barangay Cabanbanan Zone 4,Calabanga	391,260.00	4, 13, 17, 21, 22, m1
		10490000000051	TD No.: 97-010-0130	6,156.00	Agricultural - Vacant Lot	Lot 20726(I), Barangay Cabanbanan Zone 4,Calabanga	590,980.00	4, 13, 17, 21, 22, m1
		10490000000056	TD No.: 97-017-422	124.00	Residential - With Improvement	Lot 3038, Brgy. San Nicolas,Canaman	226,300.00	4, 7, 13, 14, 32, m2

Camarines Sur		10490000000060	TD No.: 97-00042-00269	116.71	Residential - With Improvement	Lot 542, Zone 5, Barangay Sta. Salud, Calabanga	420,620.00	4, 7, 13, 14, m2
Cavite		10306000000042	TCT No.: T-84596	502.00	Residential - Vacant Lot	Lot No. 3692-A-6, Interior Hugo Perez Road, Brgy. Hugo Perez, Trece Martires City	1,541,980.00	10, 13, 18
		10306000000052	TCT No.: T-84602	503.00	Residential - With Improvement	Lot No. 26, Hugo Perez Road, Brgy. Lallana, Trece Martires City	1,961,700.00	7, 13, 14
		10306000000058	TCT No.: T-84601	600.00	Residential - With Improvement	Lot No. 18-A, Hugo Perez Road, Brgy. Lallana, Trece Martires City	2,016,000.00	7, 13, 14
		10306000000073	TCT No.: T-84597	501.00	Residential - Vacant Lot	Lot No. 3692-A-10, Interior Hugo Perez Road, Brgy. Hugo Perez, Trece Martires City	1,538,910.00	10, 13, 18
		10306000000152	TCT No.: T-21580	555.00	Residential - With Improvement	Lot No. 3999-D, Brgy. Luksuhin Ilaya, Alfonso	2,497,500.00	13, 14
		10307000000006	TD No.: 18-0030-01916	652.00	Residential - Vacant Lot	Lot 10100, Brgy. Kaong, Silang	2,624,300.00	4, 13, 17, 18, 21, m1
Cebu		10925000000020	TCT No.: 43125	952.00	Residential - With Improvement	Lot 897-B-2, Psd-07-034371, Brgy. Basak, Lapu-Lapu City	6,664,000.00	7, 10, 14, 17, 18
Ilocos Sur		10044000000004	TD No.: 01-00320-R	816.00	Residential - Vacant Lot	Lot 554-B (portion of 554), Malvar Street, Barangay Poblacion, Sto Domingo	1,876,800.00	4, 13, 14, m1
Iloilo		11460000000409	TCT No.: T-172032	200.00	Residential - Vacant Lot	L498-D-1-B-, Brgy. Poblacion Zone 2, Estancia	940,000.00	1, 13, 19, 23
		11460000000410	TCT No.: T-138,342	300.00	Residential - Vacant Lot	Lot 498-D-2, Poblacion Zone 2, Estancia	1,410,000.00	1, 13, 19, 23

Isabela	10141000000038	TCT No.: 035-2013000583	375.00	Commercial - With Improvement	Lot C-A, PSD-199302, Barangay Callao, Alicia	1,125,000.00	2, 7, 13, 14, 23, 24
	10141000000064	TCT No.: T-389614	487.00	Residential - With Improvement	Lot 2739, Pls-594, Barangay Bauí, Angadanan	243,500.00	2, 7, 9, 13, 14, 17
	10141000000101	TCT No.: T-389613	2,500.00	Residential/Agricultural - With Improvement	Lot 1162-A, (LRC) Psd-203163, Brgy. Ramona, Angadanan	2,946,330.00	2, 7, 9, 13, 14, 17, 24
	10141000000143	TCT No.: T-340564	181.00	Residential - With Improvement	Lot No. 2904-C-4, Psd-(af)-02-028227, Barangay M.H. Del Pilar, Alicia	220,820.00	1, 7, 9, 13, 14
	10141000000159	OCT No.: P-37051	2,227.00	Residential - With Improvement	Lot 736, Pls-594, Brgy. San Guillermo, Angadanan	975,430.00	1, 7, 8, 9, 13, 14, 17, 24, 32
	10144000000004	TCT No.: 165-2014000667	21,908.00	Agricultural - Vacant Lot	Lot No. 108, GSS-2-000224-D, Brgy. Papan Este, Jones	328,620.00	2, 13, 17
	10144000000005	TCT No.: TSC-19445	13,316.00	Agricultural - Vacant Lot	Lot No. 106, GSS-2-000224-D, Brgy. Papan Este, Jones	199,740.00	2, 13, 17, 44
	10144000000014	OCT No.: P-70270 (SC-4534)	9,473.00	Agricultural - Vacant Lot	Lot No. 34, GSS-2-000224-D, Brgy. Papan Este, Jones	142,095.00	1, 13, 17
	10144000000015	OCT No.: P-70273 (SC-4535)	9,473.00	Agricultural - Vacant Lot	Lot No. 33, GSS-2-000224-D, Brgy. Papan Este, Jones	142,095.00	1, 13, 17
	10144000000017	TCT No.: TSC-19449	7,730.00	Agricultural - Vacant Lot	Lot No. 80, GSS-2-02-00224-D, Brgy. Papan Este, Jones	115,950.00	2, 13, 17, 44
	10144000000041	TCT No.: T-310250 (SC-5093)	381.00	Residential - Vacant Lot	Lot No. 2113-C-4, Psd-(af)-02-008858, Masaya Norte, San Agustin	342,900.00	1, 13, 20

La Union		10059000000073	TD No.: 2009-06-0019-00138 (land) 2009-06-0019-00139 (bldg.)	151.00	Residential - With Improvement	Lot No. 2074-A, Brgy. Ma. Cristina East, Bangar	416,760.00	5, 6, 13, 28
Laguna		10320000000054	TCT No.: T-31915	549.00	Commercial/Residential - With Improvement	Lot 462 A. Luna St., Brgy. Francsico (Poblacion), Majayjay	1,498,770.00	1, 7, 13, 14, 17, 21
Metro Manila		10000000000189	TCT No.: (498186)009-2014007408	350.00	Residential - With Improvement	Lot 16 Block 8, Postal No. 24, Panorama St. Brgy Concepcion II, Marikina City	8,540,000.00	14, 23, 50, m1
Nueva Ecija		10007000000051	TCT No.: T-126458	274.00	Agricultural - Vacant Lot	Lot 13, (LRC) Psd-115416, Barangay Macatbong, Cabanatuan City	140,700.00	13, 18, 23, S.
Pangasinan		10095000000181	TCT No.: 65467	108.00	Residential - With Improvement	Lot 5642-B Barrio of Malued, Dagupan City	313,200.00	1, 10, 13, 14, 17, 19
		10098000000244	TCT No.: (T-25516)-20344	1,126.25	Residential/Agricultural - With Improvement	Lot 8365-A Brgy. Baldog, San Carlos City	1,351,500.00	10, 11, 13
		10098000000245	TCT No.: (T-25516)-20345	1,126.25	Residential/Agricultural - With Improvement	Lot 8365-B, Brgy. Baldog, San Carlos City	1,351,500.00	10, 11, 13
		10098000000246	TCT No.: (T-25516)-20346	1,126.25	Residential/Agricultural - With Improvement	Lot 8365-C, Brgy. Baldog, San Carlos City	1,351,500.00	10, 11, 13
		10098000000247	TCT No.: (T-25516)-20347	1,126.25	Residential/Agricultural - With Improvement	Lot 8365-D, Brgy. Baldog, San Carlos City	1,351,500.00	10, 11, 13
		10999000000023	TD No.: 22-0011-00471 (Land)	600.00	Residential - With Improvement	Lot 5079 (part), Barangay Magalong, Mabini	318,000.00	4, 13, 14, 16, 17, 18, 32

Pangasinan		10999000000024	TD No.: 2018-36-00162	1,846.00	Residential/Agricultural - Vacant lot	Lot 2992-P, Barangay Tangcarang, City Of Alaminos	1,716,780.00	4, 13
		10999000000030	TD No.: 2018-29-01019 (Land) / 2018-29-010012 (Bldg.)	5,080.00	Residential/Agricultural - With Improvement	Lot No. 8512 (part), Barangay Sabangan, City Of Alaminos	1,727,200.00	4, 13, 14, 17
		10999000000038	TD No.: 2018-05-00686 (Land) / 2018-05-00687 (Bldg.)	512.00	Residential - With Improvement	Lot 2211 (part), Barangay Balangobong, City Of Alaminos	942,080.00	4, 13, 17

FOOTNOTES

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| 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 |
| 5 | - 5 - Covered with TD only declared in the name of the former owner/mortgagor/borrower |
| 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 |
| 11 | - 11 - With notice of lis pendens or subject of a case |
| 13 | - 13 - With unpaid taxes and/or dues |
| 14 | - 14 - With informal dwellers |
| 16 | - 16 - Reportedly subject of encroachment |
| 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 |
| 20 | - 20 - Used as Right-of-Way or With annotation of right-of-way |
| 21 | - 21 - With water and/or road easement |
| 22 | - 22 - Property traversed by road/transmission line/creek/eroded by river |
| 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 |

28	- 28 - COS stamped registered by RD but not annotated in the Tax Declaration/Title
29	- 29 - With notarized Memorandum of Agreement/ Deed of Sale/Dacion en Pago/Deed of Assignment but not annotated in the title
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
50	- 50 - The title is with annotation of Notice of Lis Pendens tha has been decided in favor of PDIC/Bank for which the decision is already final and executory. Cancellation of the annotation for the account of the buyer.
61	- 61 - Title registered in the name of the bank but still undeclared per Municipal Assessor's record, cost for issuance of TD for the buyer's account
m1	- m1 - The property is subject to 12% Value-added tax (VAT). Payment for the account of the buyer.
m2	- m2 - MDP is exclusive of 12% Value-added tax (VAT). The property may be subject to VAT, payment for the account of the buyer
S.	- S - With ongoing compromise settlement with BIR

REGISTRATION

Prospective online bidders can join the e-bidding through a one-time registration on the PDIC E-Bidding portal through this link: <https://assetsforsale.pdic.gov.ph/Account/Register> or by scanning the QR Code below.



IMPORTANT REMINDERS

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, March 28, 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, April 11, 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 contact any of the following:

Contact Person	Email	Contact Number/s
Public Assistance Department	pad@pdic.gov.ph	(632) 8841-4141 Toll free 1-800-1-888-7342 or 1-800-1-888-PDIC
Mr. Ricky de Guzman	rmdeguzman@pdic.gov.ph	(632) 8841-4653
Ms. Jeanette Delgado	jcdelgado@pdic.gov.ph	(632) 8841-4652
Mr. Romeo Ofrin	rhofrin@pdic.gov.ph	(632) 8841-4771

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