

PHILIPPINE DEPOSIT INSURANCE CORPORATION

INVITATION TO BID

Thursday, May 15, 2025



Online bids shall be accepted from Wednesday, May 14, 2025 9:00 AM to Thursday, May 15, 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
Bukidnon		10729000000218	TCT No.: T-116108	2,256.00	Residential - Vacant Lot	Lot 539-B, Psd-10-054578, Brgy. San Carlos, Valencia City	3,384,000.00	1, 13
		10729000000219	TCT No.: T-103993	2,256.00	Residential - Vacant Lot	Lot 539-A, Psd-10-054578, Brgy. San Carlos, Valencia City	3,384,000.00	1, 13, 23
		10729000000220	TCT No.: T-103995	2,256.00	Residential - Vacant Lot	Lot 539-C, Psd-10-054578, Brgy. San Carlos, Valencia City	3,384,000.00	1, 13
		10729000000221	TCT No.: T-116079	1,000.00	Residential - Vacant Lot	Lot 229-A-6-A, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000222	TCT No.: T-116080	1,000.00	Residential - Vacant Lot	Lot 229-A-6-B, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13

Bukidnon		10729000000223	TCT No.: T-116081	1,000.00	Residential - Vacant Lot	Lot 229-A-6-C, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000224	TCT No.: T-116082	1,000.00	Residential - Vacant Lot	Lot 229-A-6-D, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000225	TCT No.: T-116083	1,000.00	Residential - Vacant Lot	Lot 229-A-6-E, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000226	TCT No.: T-116084	1,000.00	Residential - Vacant Lot	Lot 229-A-6-F, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000227	TCT No.: T-116085	1,000.00	Residential - Vacant Lot	Lot 229-A-6-G, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000228	TCT No.: T-115070	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-1, Batangan, Valencia City	3,200,000.00	1, 13, 23
		10729000000229	TCT No.: T-115071	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-2, Batangan, Valencia City	3,200,000.00	1, 13
		10729000000230	TCT No.: T-115072	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-3, Batangan, Valencia City	3,200,000.00	1, 13
		10729000000231	TCT No.: T-115073	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-4, Batangan, Valencia City	3,200,000.00	1, 13
		10729000000232	TCT No.: T-115074	697.00	Residential - Vacant Lot	Lot 655-A-2-A-5, Batangan, Valencia City	2,230,400.00	1, 13, 23
		10729000000233	TCT No.: T-115075	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-6, Batangan, Valencia City	3,200,000.00	1, 13, 23
		10729000000234	TCT No.: T-115076	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-7, Batangan, Valencia City	3,200,000.00	1, 13, 23
		10729000000235	TCT No.: T-115077	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-8, Batangan, Valencia City	3,200,000.00	1, 13
		10729000000236	TCT No.: T-115078	1,000.00	Residential - Vacant Lot	Lot 655-A-2-A-9, Batangan, Valencia City	3,200,000.00	1, 13, 23

Bukidnon		10729000000237	TCT No.: T-115079	686.00	Residential - Vacant Lot	Lot 655-A-2-A-10, Batangan, Valencia City	2,195,200.00	1, 13, 23
		10729000000254	TCT No.: T-112992	1,001.00	Residential - Vacant Lot	Lot 6-C-3, Psd-10-061138, Brgy. San Carlos, Valencia City	1,101,100.00	1, 13
		10729000000255	TCT No.: T-112993	1,001.00	Residential - Vacant Lot	Lot 6-C-4, Psd-10-061138, Brgy. San Carlos, Valencia City	1,101,100.00	1, 13
		10729000000256	TCT No.: T-112994	698.00	Residential - Vacant Lot	Lot 6-C-5, Psd-10-061138, San Carlos, Valencia City	767,800.00	1, 13
		10729000000257	TCT No.: T-116126	1,627.00	Residential - Vacant Lot	Lot 7, Ccs-10-001066 D, Brgy. San Carlos, Valencia City	3,254,000.00	1, 13, 18
		10729000000258	TCT No.: T-112475	3,450.00	Commercial/Residential - With Improvement	Lot 526-A, Csd-10-015326-D Brgy. San Carlos, Valencia City	9,315,000.00	1, 13, 14
		10729000000260	TCT No.: T-113709	935.00	Residential - Vacant Lot	Lot 66-A-6, Psd-10-014156, Brgy. Mailag, Valencia City	2,731,510.00	1, 13
		10729000000261	TCT No.: T-113710	845.00	Residential - Vacant Lot	Lot 66-A-7, Psd-10-014156, Brgy. Mailag, Valencia City	2,468,580.00	1, 13
		10729000000262	TCT No.: T-113711	969.00	Residential - Vacant Lot	Lot 66-A-8, Psd-10-014156, Brgy. Mailag, Valencia City	2,830,840.00	1, 13, 23
		10729000000263	TCT No.: T-113712	845.00	Residential - Vacant Lot	Lot 66-A-9, Psd-10-014156, Brgy. Mailag, Valencia City	2,468,580.00	1, 13
		10729000000264	TCT No.: T-113713	630.00	Residential - Vacant Lot	Lot 66-A-10, Psd-10-014156, Brgy. Mailag, Valencia City	1,840,480.00	1, 13
		10729000000266	TCT No.: T-116215	1,000.00	Residential - Vacant Lot	Lot 229-A-6-H, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13, 23
		10729000000267	TCT No.: T-116216	1,666.00	Residential - Vacant Lot	Lot 229-A-6-I, Psd-101321-016833, Lumbo, Valencia City	3,334,020.00	1, 13, 21

Bukidnon		10729000000268	TCT No.: T-116217	1,000.00	Residential - Vacant Lot	Lot 229-A-6-N, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000269	TCT No.: T-116218	1,000.00	Residential - Vacant Lot	Lot 229-A-6-M, Psd-101321-016833, Lumbo, Valencia City	2,001,210.00	1, 13
		10729000000283	TCT No.: T-112996	1,000.00	Residential - Vacant Lot	Lot 6-C-7, Psd-10-018930, Brgy. San Carlos, Valencia City	1,100,000.00	1, 13
		10729000000284	TCT No.: T-112997	1,001.00	Residential - Vacant Lot	Lot 6-C-8, Psd-10-018930, Brgy. San Carlos, Valencia City	1,101,100.00	1, 13
		10729000000285	TCT No.: T-112998	1,001.00	Residential - Vacant Lot	Lot 6-C-9, Psd-10-018930, Brgy. San Carlos, Valencia City	1,101,100.00	1, 13
		10729000000286	TCT No.: T-112999	699.00	Residential - Vacant Lot	Lot 6-C-10, Psd-10-018930, Brgy. San Carlos, Valencia City	768,900.00	1, 13
		10729000000290	TCT No.: T-112255	2,517.00	Residential - Vacant Lot	PSU-10-001774 Brgy. Poblacion, Valencia City	8,809,500.00	1, 13, 18, 47
		11160000000425	TCT No.: T-9159	62,939.00	Agricultural - With Improvement	Lot 313, Gss-135, Barangay Maambong, Libona	3,828,580.00	1, 8, 13, 14, 17, 18, 23, B2

FOOTNOTES

1	- 1 - Title and/or TD registered in the name of the former owner/mortgagor/borrower/third party
8	- 8 - Title missing -- reissuance for buyer's account
13	- 13 - With unpaid taxes and/or dues
14	- 14 - With informal dwellers
17	- 17 - Relocation survey is recommended
18	- 18 - No 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
47	- 47 - COS Annotated on the owner's duplicate original copy of title, but not annotated on the copy on file with Registry of Deeds; registration for buyer's account
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

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, May 16, 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, May 30, 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