

INVITATION TO BID

Thursday, May 29, 2025



Online bids shall be accepted from Wednesday, May 28, 2025 9:00 AM to Thursday, May 29, 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		10578000000004	TD No.: 17-04-006-00057	5,256.00	Agricultural - Vacant Lot	Lot No. 686, Cad-786-D, Case 3 (based on cad map secured at DENR), Brgy. Cupang, Banga	1,156,320.00	5, 13, 17, 18, 21, 23, 28, 32
		10596000000006	OCT No.: P-3929	1,040.00	Residential/Agricultural - With Improvement	Lot 5326, Brgy. Nalook, Kalibo	1,902,000.00	1, 7, 13, 14, 17, 18, m1
		105980000000046	TD No.: 17-03-003-00126 (land) 17-03-003-00127 (Bldg.)	23,792.00	Residential/Agricultural - With Improvement	Lot No. 1723 PT., Brgy. Arcangel, Balete	2,617,120.00	5, 13, 17, 18, 28

Aklan		10598000000048	TD No.: 17-03-003-00120 (land) 17-03-003-00121 (Bldg.), 17-03-003-00122 (Bldg.), 17-03-003-00123 bldg.	23,792.00	Residential/Agricultural - With Improvement	Lot No.1723 PT., Brgy. Arcangel,Balete	2,617,120.00	5, 13, 17, 18, 28, 46
		10598000000081	TD No.: 17-01-010-01007	2,256.00	Agricultural - Vacant Lot	Lot No. 629-D PT., Brgy. Linabuan Norte,Kalibo	1,195,680.00	5, 13, 18, 28
		10598000000121	TD No.: 17-15-0001-01329	792.00	Residential/Agricultural - With Improvement	Lot No. 10792 pt., Brgy. Poblacion,New Washington	944,460.00	5, 7, 13, 14, 17, 18, 28, 32
		10598000000134	OCT No.: CLOA-4667	2,009.00	Agricultural - Vacant Lot	Lot No. 2813, CAD-704-D Barangay Napaan,Malay	447,500.00	1, 13, 17, 18
Albay		11246000000004	TD No.: 201702200083 (new) / 200202200081 (old)	15,200.00	Agricultural - Vacant Lot	Lot No. 2190, Barangay Santa Misericordia,Sto Domingo	1,824,000.00	4, 13, 17, 18, 22, 24, m1
Bataan		10254000000001	TCT No.: T-166680	191.00	Residential - With Improvement	Lot 4, Blk. 3, Pizarro St., Brgy. Capunitan,Orion	2,288,780.00	7, 13, 14, 17, 32, m2
		10961000000292	TCT No.: T-205126	362.00	Residential - With Improvement	Lot 1, Calderon St. (Sitio Eskinita) Brgy. Bayan,Orani	1,086,000.00	7, 13, 14, 17, 49
Batangas		10360000000033	TCT No.: 157188	2,987.00	Agricultural - Vacant Lot	Lot 15817-D-4, Purok 4, Barangay Tipacan,Lipa City	3,598,980.00	1, 13, 19
		10360000000035	TCT No.: 157186	363.00	Agricultural - Vacant Lot	Lot 15817-D-2, Purok 4, Barangay Tipacan,Lipa City	524,850.00	1, 13, 19

Bohol		10670000000005	TCT No.: 101-2022001533	13,439.00	Agricultural - With Improvement	Lot 16955, Brgy. Poblacion, Trinidad	4,199,688.00	18
		10670000000008	TCT No.: 112-2024000013	300.00	Residential - Vacant Lot	Lot 5726-B-3-C, Brgy. Tiptip, Tagbilaran City	1,050,000.00	17, 19
Camarines Norte		11276000000001	TCT No.: T-17542	335.00	Residential - With Improvement	Lot 10, Block 6, Vivar Village, Brgy. 2 (Poblacion), Mercedes	874,350.00	7, 13, 14, 17, m2
		11276000000002	TCT No.: T-17545	241.00	Residential - With Improvement	Lot 12, Block 8, Vivar Village, Brgy. 2 (Poblacion), Mercedes	566,480.00	7, 13, 14, 17, m2
		11276000000003	TCT No.: T-17546	256.00	Residential - With Improvement	Lot 13, Block 8, Vivar Village, Brgy. 2 (Poblacion), Mercedes	601,740.00	7, 13, 14, 17, m2
		11276000000004	TCT No.: T-17547	255.00	Residential - Vacant Lot	Lot 16, Block 8, Vivar Village, Brgy. 2 (Poblacion), Mercedes	739,500.00	13, 17, m1
		11276000000005	TCT No.: T-17548	295.00	Residential - With Improvement	Lot 14, Block 8, Vivar Village, Brgy. 2 (Poblacion), Mercedes	693,420.00	7, 13, 14, 17, m2
Camarines Sur		10467000000003	KOT No.: 17518	860.00	Agricultural - With Improvement	Lot No. 9137, Cad. 907-D, Case 17, Lower Sta. Cruz, Ragay	911,600.00	1, 7, 13, 14, 19
		10467000000017	OCT No.: RP-2999 (27455)	30,236.00	Agricultural - Vacant Lot	Lot 1449, Cad-360-D, Brgy. Manlubang, Sipocot	1,511,800.00	1, 13, 17, 18
		10467000000022	OCT No.: RP-3159 (27166)	26,533.00	Agricultural - Vacant Lot	Lot 385, Cad-360-D, Brgy. Calagbangan, Sipocot	1,910,380.00	1, 13, 17, 18, 21
		10467000000023	TD No.: ARP No. 97-014-00280	13,000.00	Agricultural - Vacant Lot	Lot 509, Brgy. Calagbangan, Sipocot	988,000.00	5, 13, 17, 18, 28
		10490000000002	TD No.: 2006-009-0186 (new) / 9-131 (old)	7,962.00	Agricultural - With Improvement	Lot 9610, Zone 2, Brgy. Niño Jesus, Iriga City	1,060,940.00	5, 7, 13, 14, 17, 18, 23, m1

Cavite		10306000000148	TCT No.: 057-2011002156	90.00	Residential - With Improvement	Lot No. 77 Block No. 3, South Garden Homes, Brgy. Salitran 3,Dasmaringas	793,800.00	13, 14
		10307000000017	TCT No.: 076-2012003090	125.50	Residential - Vacant Lot	Lot 6038-B-1, Brgy. Malabag,Silang	766,600.00	13, 17, 19, m1
		10933000001318	TCT No.: T-525384	215.00	Commercial - With Improvement	Lot 79-B-6-A, General Trias St., Brgy. Bagumbayan (formerly Brgy.5 Poblacion),General Trias	9,180,600.00	7, 13
		11055000000056	TD No.: AA-01-0012-00026	3,730.00	Agricultural - Vacant Lot	Lot 3638 - Part, Brgy. Esperanza Ibaba,Alfonso	7,460,000.00	4, 13, 17, 18
Cebu		10925000000004	TCT No.: 154407	1,000.00	Residential - Vacant Lot	Lot No. 7-F, Psd-07-002903, Barangay Kalunasan,Cebu City	2,090,000.00	17, 18, 21
Iloilo		11460000000036	TCT No.: T-123942	240.00	Residential - With Improvement	Lot 5, Block 4, Green Valley Subdivision, Brgy. Buhang,Jaro	4,345,570.00	1, 7, 10, 13, 14
Isabela		10141000000003	TCT No.: T-383972	719.00	Residential - Vacant Lot	Lot 11-W, Psd-194536,City Of Cauayan	851,990.00	13, 17, 24, 43
		10141000000014	TCT No.: T-383975	500.00	Residential - Vacant Lot	Lot 24 & Lot 8, Psd-2-02-007107,City Of Cauayan	590,000.00	13, 17, 23
		10141000000019	KOT No.: P-78749	1,412.00	Residential/Agricultural - With Improvement	Lot 3015, Pls-595-Ext., Brgy. Nagcampegan,City Of Cauayan	2,245,080.00	1, 7, 9, 13, 14, 17, 24
		10141000000047	TCT No.: T-357800	500.00	Residential/Agricultural - Vacant lot	Lot 3 RLO, Psd-2-02-007107,City Of Cauayan	590,000.00	1, 9, 13, 17, 24
		10141000000070	TCT No.: T-119182	449.00	Residential - Vacant Lot	Lot 58, (LRC) Psd-222655, Brgy. Nagrumbuan,City Of Cauayan	150,190.00	1, 13, 17
		10141000000071	TCT No.: T-119183	449.00	Residential - Vacant Lot	Lot 59, (LRC) Psd-222655, Brgy. Nagrumbuan,City Of Cauayan	150,190.00	1, 13, 17, 23

Isabela		10141000000072	TCT No.: T-119184	449.00	Residential - Vacant Lot	Lot 60, (LRC) Psd-222655, Brgy. Nagrumbuan, City Of Cauayan	150,190.00	1, 13, 17
		10144000000067	TCT No.: T-95180 (SC-24008)	24,337.00	Agricultural - Vacant Lot	Lot No. 507-A, (LRC) Psd 232001, Brgy. Dipangit, Jones	1,540,530.00	1, 13, 18, 21
		10145000000537	TCT No.: T-172869	250.00	Residential - With Improvement	Lot No. 2671-B, Psd-2-02-027280, Brgy. Centro (now Brgy. San Juan), Aurora	1,638,750.00	1, 7, 13, 14
		10145000000653	TCT No.: T-225449	10,162.00	Agricultural - Vacant Lot	Lot 2156-B, Psd-87318, Brgy. Camarungayan (now Brgy. Sili), Aurora	6,635,280.00	9, 13, 18, 21
		10145000001072	TCT No.: T-166856	575.00	Residential - Vacant Lot	Lot No. 2799 (of the Isabela Friar Land Estate, GLRO Rec. No. 5886), Filomeno Florencio St., Barangay Santa Rosa, Aurora	1,363,350.00	1, 9, 13, 17, 23, 43
La Union		10059000000068	TD No.: 2009-10-007-00446 (new) / 24465 (old)	1,042.56	Residential/Agricultural - With Improvement	Lot No. 435, Brgy. Barrientos, Luna	2,192,690.00	5, 13, 14, 18
		10068000000108	TD No.: 09-001-81030 (Land) / 09-001-81031 (Bldg.)	156.00	Commercial - With Improvement	Lot 231-part A, Brgy. 1, San Fernando City	5,161,650.00	4, 13, 17, m1
Laguna		10320000000003	TCT No.: (T-150502) 058-2025000785	3,299.00	Agricultural - Vacant Lot	Lot No. 4748, Brgy. Tanawan, Majayjay	428,870.00	1, 10, 13, 17, 23, 29
		10320000000004	TCT No.: (T-158364) 058-2025000786	1,298.00	Residential/Agricultural - Vacant lot	Lot No. 4859, Brgy. Tanawan, Majayjay	404,140.00	1, 10, 13, 17, 29

Laguna		10320000000005	TCT No.: (T-149224) 058-2025000783	904.00	Agricultural - Vacant Lot	Lot No. 4929, Brgy. Tanawan, Majayjay	108,480.00	1, 13, 17, 18, 29
		10320000000006	TCT No.: (T-149225) 058-2025000784	4,975.00	Agricultural - Vacant Lot	Lot No. 4986, Brgy. Tanawan, Majayjay	597,000.00	1, 13, 17, 18, 29
Misamis Oriental		107290000000334	TCT No.: T-7719	3,199.00	Agricultural - Vacant Lot	Lot 4-D-4, Psd-10-011870, Fausto Dugenio St., Brgy. 21, Cabuyoan, Gingoog City	2,815,120.00	1, 13, 17, 18
		107290000000335	TCT No.: T-8221	1,087.00	Residential - Vacant Lot	Lot 6-D-1-E-1, Psd-10-014474, Cabuyoan, Gingoog City	3,043,600.00	1, 13, 17
		107290000000338	TCT No.: T-138-2014000070	200.00	Residential - Vacant Lot	Lot 7 Block 3, Psd-10-035477, Kibaluyot, Purok-4A, Brgy. 20, Poblacion, Gingoog City	607,500.00	13, 14, 17, 32
		107290000000339	TCT No.: T-138-2014000069	238.00	Residential - Vacant Lot	Lot 9 Block 2, Psd-10-035477, Kibaluyot, Purok-4A, Brgy. 20, Poblacion, Gingoog City	722,930.00	13, 14, 17, 32
		107290000000340	TCT No.: T-138-2014000068	200.00	Residential - Vacant Lot	Lot 8 Block 2, Psd-10-035477, Kibaluyot, Purok-4A, Brgy. 20, Poblacion, Gingoog City	607,500.00	13, 14, 17, 32
		107290000000341	TCT No.: T-138-2014000064	200.00	Residential - Vacant Lot	Lot 8 Block 3, Psd-10-035477, Kibaluyot, Purok-4A, Brgy. 20, Poblacion, Gingoog City	607,500.00	13, 14, 17, 32
Nueva Ecija		101970000000092	TCT No.: NT-177371	401.00	Agricultural - With Improvement	Lot 146-D-5, Psd-03-005142, Brgy. Pesa, Bongabon	328,820.00	1, 7, 13, 14, 29
Palawan		104540000000009	TD No.: 16-010-0191	30,000.00	Agricultural - Vacant Lot	Brgy. San Nicolas, Linapacan	2,700,000.00	4, 13, 18

Palawan		10454000000010	TD No.: 16-010-0014	50,000.00	Agricultural - Vacant Lot	Sitio Dabulmen, Brgy. San Nicolas, Linapacan	4,125,000.00	4, 13, 18
		10454000000017	TD No.: 16-010-0141	20,000.00	Agricultural - Vacant Lot	Sitio Naulugan, Brgy. San Nicolas, Linapacan	4,800,000.00	4, 13
		10454000000018	TD No.: 16-010-0081	40,000.00	Agricultural - Vacant Lot	Brgy. San Nicolas, Linapacan	3,600,000.00	4, 13, 17, 18
		10454000000029	TD No.: 16-010-0190	10,000.00	Agricultural - Vacant Lot	Brgy. San Nicolas, Linapacan	900,000.00	4, 13, 18
		10454000000031	TD No.: 16-010-0250	40,000.00	Agricultural - Vacant Lot	Sitio Balo-balo/Lintawan, Brgy. San Nicolas, Linapacan	8,140,000.00	4, 13
		10454000000039	TCT No.: T-8859	628.00	Residential - With Improvement	Lot No. 61, Brgy. San Nicolas, Linapacan	314,000.00	7, 13, 14, 18
		10454000000058	TD No.: 16-010-0185	30,000.00	Agricultural - Vacant Lot	Brgy. San Nicolas, Linapacan	5,542,500.00	4, 13, 17
		10454000000059	TD No.: 16-010-0205	20,000.00	Agricultural - Vacant Lot	Brgy. San Nicolas, Linapacan	1,800,000.00	4, 13, 18
Quezon		10408000000007	TCT No.: T-163572	31,688.00	Agricultural - Vacant Lot	Lot 2949-B, Brgy. Maglipad, Calauag	1,291,290.00	1, 13, 17, 18, 23, m1
		11145000000010	TCT No.: T-214608	314.00	Residential - Vacant Lot	Lot 5-D, Psd-04-008021, Peninsula Homes, Brgy. Bukal, Pagbilao	1,256,000.00	13, 17
Rizal		11169000000005	TCT No.: 693977	209.00	Residential - With Improvement	Lot 5, Block 13, Postal No. 10, Topaz St., Cainta Greenpark Village, Phase 8-C, Brgy. San Isidro, Cainta	3,950,100.00	7, 13, 14, 23, m1
Tarlac		10171000000001	TCT No.: T-186093	615.00	Residential - Vacant Lot	Lot 1-A-2, Brgy. O'Donell, Capas	369,000.00	1, 13, 17, 24, m1
		10173000000014	TCT No.: 115865	341.00	Residential - With Improvement	Lot 501-E-1-F, Brgy. Toledo, Ramos	211,420.00	1, 7, 13, 14, 19, m2

Tarlac		10173000000015	TCT No.: 243284	511.00	Residential - Vacant Lot	Lot 2591-A, Purok 1, Brgy. Camangaan East, Moncada	408,800.00	2, 13, 18, m1
		10181000000004	TCT No.: T-140784	390.00	Residential - Vacant Lot	Lot 1934-B-1-F-12, Brgy. San Jose, Tarlac City	468,000.00	2, 13, 17, 18, m1
		10181000000005	TCT No.: T-238563	556.00	Residential - Vacant Lot	Lot A-5, Brgy. Vargas, Sta Ignacia	568,970.00	2, 13, 23, m1
Zamboanga del Sur		11160000000416	TCT No.: T-80,946	600.00	Residential - With Improvement	Lot 1, (LRC) Psd-172932, Brgy. Talon-Talon, Zamboanga City	1,200,000.00	13, 14, 32
		11160000000417	TCT No.: T-80,947	262.00	Residential - Vacant Lot	Lot No. 72-H-7, (LRC) Psd-103033, Barangay Talon-talon, Zamboanga City	602,600.00	13, 19, 32
		11160000000418	TCT No.: T-80,948	262.00	Residential - Vacant Lot	Lot No. 72-H-8, (LRC) Psd-103033, Barangay Talon-talon, Zamboanga City	602,600.00	13, 19, 32
		11160000000422	TCT No.: T-90,390	234.00	Residential - Vacant Lot	Lot 7 Block 5, (LRC) Psd-57377, Lopez Subdivision, Brgy. Calarian, Zamboanga City	702,000.00	13, 17
		11160000000423	TCT No.: T-90,391	364.00	Residential - Vacant Lot	Lot 11 Block 11, (LRC) Psd-57377, Brgy. Calarian, Zamboanga City	910,000.00	13, 17

FOOTNOTES

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
7	- 7 - Improvement without tax declaration
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
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
22	- 22 - Property eroded by river and/or traversed by road/transmission line/creek/lahar course
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/TD and subdivision/survey plan/tax map/lot data computation --- 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
46	- 46 - TD for improvement declared in the name of a third party

49	- 49 - The property is subject of a case that was already terminated
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.

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 30, 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, June 13, 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