

PHILIPPINE DEPOSIT INSURANCE CORPORATION

INVITATION TO BID

Thursday, June 26, 2025



Online bids shall be accepted from Wednesday, June 25, 2025 9:00 AM to Thursday, June 26, 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		10598000000039	TD No.: 17-16-002-00754	2,120.00	Agricultural - Vacant Lot	Lot No. 6435, Barangay Albasan, Numancia	848,000.00	5, 13, 18, 28
		10598000000040	TD No.: 17-16-002-00774	1,120.00	Agricultural - Vacant Lot	Lot No. 6443, Barangay Albasan, Numancia	448,000.00	5, 13, 18, 28
Antique		10598000000018	OCT No.: N-4335	2,071.00	Agricultural - Vacant Lot	Lot No. 2022, Case 2, Cad-331-D, Brgy. San Gregorio, Culasi	227,810.00	1, 13, 18
		10598000000179	TCT No.: T-22881	814.00	Residential - With Improvement	Lot No. 3061, Cad. Case No. N-31 LRC Cad. Record No. N-423, Barangay Batonan Norte, Culasi	398,860.00	1, 7, 13, 14, 21, 23, 29
Benguet		10958000000037	TCT No.: T-70692	55,905.00	Agricultural - Vacant Lot	Lot 1 & 2, Psu-1-005796, Brgy. Banagan, Sablan	9,503,850.00	13, 17, 18, 31, 36, 43, B2

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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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Isabela		10144000000025	TCT No.: TSC-18866	604.00	Residential - With Improvement	Lot No. 68, CSD-02-007796, Brgy. Calaacan, San Agustin	543,600.00	7, 13, 14
		10144000000037	TCT No.: OSC-2308	2,426.00	Agricultural - Vacant Lot	Lot No. 1184-B, Brgy. Disimpit, Jones	242,600.00	1, 13, 17, 18
		10144000000056	TCT No.: TSC-30975	540.00	Residential - Vacant Lot	Lot No. 2124-E, Psd-(af)-02-059795, Brgy. Masaya Norte, San Agustin	487,080.00	1, 13, 24
		10144000000063	KOT No.: OSC-2043	14,207.00	Agricultural - Vacant Lot	Lot No. 141, Gss-(af)-02-000270-D, Purok 5, Dabubu Grande, San Agustin	284,140.00	1, 13, 18
		10144000000065	TCT No.: T-220376 (SC-70127)	1,018.00	Residential/Agricultural - With Improvement	Lot No. 2891-A-3, Psd-023128-046050, Brgy. Palacian, San Agustin	445,884.00	1, 7, 13, 14
		10145000000256	OCT No.: P-38964	1,360.00	Residential - Vacant Lot	Lot No. 4, Sgs-2-02-001462-D, Brgy. San Miguel, Ramon	1,970,610.00	1, 9, 13, 23
		10145000000316	KOT No.: P-61510	10,000.00	Agricultural - Vacant Lot	Lot 49, Gss-023130-000331-D, Brgy. Eden, San Manuel	1,624,300.00	1, 9, 13, 17, 23
		10145000000647	TCT No.: T-222761	3,492.00	Agricultural - Vacant Lot	Lot A-3-H, Psd-023130-046979, Brgy. District 3, San Manuel	911,410.00	1, 9, 13, 15, 17, 24
		10145000000750	TCT No.: T-247526 (SC-10579)	14,192.00	Agricultural - Vacant Lot	Lot No. 5740-H, (LRC) Psd-185173, Brgy. San Antonio, Ramon	1,065,000.00	1, 9, 13, 17, 18, 23
		10145000001149	TCT No.: T-210217	270.00	Residential - With Improvement	Lot 5359-C-6, Psd-023107-042235, Brgy. Poblacion (now Brgy. Centro), Cabatuan	1,436,280.00	1, 7, 9, 13, 14
		10145000001186	TCT No.: T-225656	307.00	Residential - Vacant Lot	Lot A-3-F-3, Psd-023130-047943, Brgy. District 3, San Manuel	540,320.00	1, 9, 13, 17, 24
		10145000001195	TCT No.: T-228849	280.00	Residential - Vacant Lot	Lot A-3-A-1, Psd-023129-048747, Brgy. District 3, San Manuel	493,000.00	1, 13, 17

Isabela		10145000001196	TCT No.: T-228850	280.00	Residential - Vacant Lot	Lot A-3-A-2, Psd-023129-048748, Brgy. District 3, San Manuel	493,000.00	1, 13, 17, 43
		10145000001197	TCT No.: T-228851	280.00	Residential - Vacant Lot	Lot A-3-A-3, Psd-023129-048747, Brgy. District 3, San Manuel	493,000.00	1, 13, 17, 43
		10145000001213	TCT No.: T-233157	445.00	Residential - Vacant Lot	Lot No. 34, El Plano A-2-16, Brgy. Tandul, Cabatuan	618,550.00	1, 9, 13, t,
		10145000001215	TCT No.: T-233330	878.00	Residential - Vacant Lot	Lot A, Psd-02-051067, Barangay Cullalabo, Burgos	659,000.00	1, 9, 13, 17, 18, 53
		10145000001216	TCT No.: T-233639	376.00	Residential - With Improvement	Lot No. 1607-A, Psd-2-02-001942, Brgy. Poblacion, San Manuel	2,661,240.00	1, 7, 9, 13, 14, 24
		10145000001275	TCT No.: T-244091	220.00	Residential - Vacant Lot	Lot A-3-D-5, Ps-02-055022, Brgy. District 3, San Manuel	248,600.00	1, 9, 13, 17
		10145000001312	TCT No.: T-255822	10,000.00	Agricultural - Vacant Lot	Lot No. 3305-F-2, Psd-02-058094, Brgy. Mararique (now Brgy. Sta. Cruz), San Manuel	1,510,000.00	1, 9, 13, 17
		10145000001366	OCT No.: T-49727	36,545.00	Agricultural - Vacant Lot	Lot 2303-B, Csd-2-02-004207-D, Brgy. Villa Domingo, Angadanan	5,043,210.00	1, 9, 13, 17, 23
	Total Area: 1,023.00 Total Price: 1,636,800.00	10144000000060	KOT No.: OSC-4706	531.00	Residential - Vacant Lot	Lot No. 6788, Pls-265, Sitio San Juan, Brgy. Masaya Centro, San Agustin	1,636,800.00	2, 13, 17, 31
		10144000000061	KOT No.: OSC-4707	492.00	Residential - Vacant Lot	Lot No. 6789, Pls-265, Sitio San Juan, Masaya Centro, San Agustin		2, 13, 17, 21, 31
La Union		10059000000034	TD No.: 2009-05-0014-00286 (new) / 14635 (old)	672.00	Agricultural - Vacant Lot	Lot No. 7836, Brgy. Butubut Norte, Balaoan	127,680.00	5, 13, 18, 28

La Union		10059000000035	TD No.: 2009-05-0014-00106 (new) / 26406 (old)	835.00	Agricultural - Vacant Lot	Lot No. 9363-B, Brgy. Butubut Norte,Balaoan	158,650.00	5, 13, 18, 28
		10059000000047	TD No.: 2009-05-0031-00749 (new) / 19355 (old)	200.00	Residential - With Improvement	Lot No. 31038, Cad-496-D, Brgy. Patpata,Balaoan	124,000.00	5, 13, 14, 17, 19, 28
		10059000000057	TD No.: 2009-05-0035-00220 (new) / 15488 (old)	286.00	Agricultural - Vacant Lot	Lot No. 12103, Pls-116, Brgy. Sinapangan Sur,Balaoan	54,770.00	5, 13, 17, 18, 28
		10059000000058	TD No.: 2009-05-0035-00212 (new) / 15477 (old)	340.00	Agricultural - Vacant Lot	Lot No. 7518, Pls-116, Brgy. Sinapangan Sur,Balaoan	65,110.00	5, 13, 17, 18, 28
		10059000000066	TD No.: 2009-10-0008-00184 (new) / 25868 (old)	1,365.00	Agricultural - Vacant Lot	Lot No. 20284, Brgy. Bungro,Luna	358,310.00	5, 13, 18, 28
		10059000000091	TD No.: 2009-06-0017-00018	700.00	Agricultural - Vacant Lot	Lot No. 4950-A, Brgy. Luzong Norte,Bangar	196,000.00	5, 13, 17, 18, 28
		10059000000092	TD No.: 2009-06-0017-00345	830.00	Agricultural - Vacant Lot	Lot No. 5019, Brgy. Luzong Norte,Bangar	232,400.00	5, 13, 17, 18, 28
		10059000000093	TD No.: 2009-06-0017-00098	1,229.00	Agricultural - Vacant Lot	Lot No. 4988, Brgy. Luzong Norte,Bangar	344,120.00	5, 13, 17, 18, 28
		10059000000100	TD No.: 93-012-3968	5,121.00	Agricultural - Vacant Lot	Lot No. 8638-A, Brgy. Biday,San Fernando City	3,021,390.00	5, 13, 17, 18, 28

La Union		10059000000104	TCT No.: T-33089	500.00	Residential/Agricultural - With Improvement	Lot No. 16, Psd-1-018568, Brgy. Poblacion Norte, Caba	1,130,000.00	1, 9, 13, 14, 17
	Total Area: 4,183.00 Total Price: 418,300.00	10059000000012	TD No.: 2009-16-0002-00906	2,948.00	Agricultural - Vacant Lot	Lot No. 2029 Pt., Sitio Killo, Brgy. Corro-Oy, Santol	418,300.00	5, 13, 17, 28, 31
		10059000000013	TD No.: 2009-16-0002-00907	1,235.00	Agricultural - Vacant Lot	Lot No. 2029 Pt., Sitio Guilong, Brgy. Corro-Oy, Santol		5, 13, 17, 28, 31
Leyte		10694000000022	OCT No.: P-45024	1,642.00	Agricultural - Vacant Lot	Lot 4954 As-08-000349, Barangay Gibacungan, Tabango	147,780.00	1, 13, 17
Pangasinan		10088000000008	TCT No.: 254957	4,968.00	Residential/Agricultural - With Improvement	Lot No. 15, Psu-108446, Brgy. Patayak, Sta Barbara	3,105,000.00	1, 13, 14, 18
		10091000000002	TCT No.: 159806	563.00	Agricultural - With Improvement	Lot 1-H, Psd-242850, Brgy. Inirangan, Bayambang	209,010.00	7, 14, 17, 18
		10091000000005	TCT No.: 219378	3,423.00	Residential/Agricultural - With Improvement	Lot 6288-C, Barangay Lepa, Malasiqui	2,704,170.00	1, 7, 13, 14, 17
		10091000000009	TCT No.: 279162	2,607.00	Agricultural - Vacant Lot	Lot 4, Csa-314, Barangay San Vicente, Bayambang	498,590.00	13, 18, 32
		10091000000010	TCT No.: 28153	1,200.00	Residential - Vacant Lot	Lot 5005-B-4-F, Brgy. Poblacion, San Carlos City	960,000.00	1, 13, 17
		10098000000155	TCT No.: T-3526	411.66	Agricultural - Vacant Lot	Lot No. 328-F, Brgy. Guelew, San Carlos City	123,498.00	1, 13, 17, 18, 25, 61
		10098000000184	TCT No.: 307296	704.00	Residential - With Improvement	Lot No. 1389-C, Brgy. Ican, Malasiqui	704,000.00	7, 14, 17

Pangasinan	Total Area: 8,999.00 Total Price: 1,799,800.00	10091000000007	TCT No.: 279160	6,449.00	Agricultural - Vacant Lot	Lot 3-A, Psd-015511-020906 -D, Barangay Apalen,Bayambang	1,799,800.00	13, 14, 17, 31
		10091000000008	TCT No.: 279161	2,550.00	Agricultural - Vacant Lot	Lot 3-B, Psd-015511-020906 -D, Barangay Apalen,Bayambang		13, 14, 17, 31

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 |
| 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 |
| 13 | - 13 - With unpaid taxes and/or dues |
| 14 | - 14 - With informal dwellers |
| 15 | - 15 - 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/TD and subdivision/survey plan/tax map/lot data computation --- correction for buyer's account |
| 25 | - 25 - Only a portion of area indicated in the title/TD for sale |
| 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 |
| 31 | - 31 - Properties to be sold as a whole |
| 32 | - 32 - The property is prone to flooding |
| 36 | - 36 - Properties consist of more than one lot covered by one (1) title |
| 43 | - 43 - Technical descriptions appearing on the title do not form a closed polygon when plotted |

53	- 53 - Tax Map does not conform to the subject lot as plotted based on the technical description appearing on the title
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
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
t,	- t - Title does not indicate lot area nor technical description. Thus, lot area used was based on the area indicated on the TD.

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, June 27, 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, July 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