

PHILIPPINE DEPOSIT INSURANCE CORPORATION

INVITATION TO BID

Thursday, July 10, 2025



Online bids shall be accepted from Wednesday, July 9, 2025 9:00 AM to Thursday, July 10, 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		10578000000017	TD No.: 17-03-0007-00257	31,336.00	Residential/Agricultural - With Improvement	Lot No. 630, Sitio Gama, Brgy. Fulgencio Norte, Balete	6,893,920.00	5, 7, 13, 14, 19, 21, 23, 28
Batangas		10359000000008	TCT No.: T-114221	1,107.00	Residential/Agricultural - Vacant lot	Lot No. 4377-B, Sitio Timbugan, San Marcelino, Taysan	1,031,360.00	1, 13, 17, 21, 22
		10359000000010	TD No.: 29-0006-01570 (new) / 00982 (old)	3,942.00	Residential/Agricultural - With Improvement	Lot No. 3825, Brgy. Dagatan, Taysan	1,427,990.00	4, 13, 14, 18, 23
		10359000000012	TD No.: 19-0013-01041 (new) / 00202 (old)	11,670.00	Agricultural - With Improvement	Lot No. 2390-part, Sitio Balbanirahan, Brgy. Cahigam, Rosario	4,360,610.00	4, 13, 14, 22

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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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Batangas		11112000000024	TCT No.: (T-22883) 054-2024001864	450.00	Commercial - With Improvement	Lot 2, Brgy. Bihis,Sta Teresita	3,778,350.00	13
Camarines Sur		10467000000001	OCT No.: RP-9183 (35530)	35,957.00	Agricultural - Vacant Lot	Lot 1, Psu-163105, along National Road, Brgy. Binahan Upper,Ragay	3,955,270.00	1, 10, 13, 17, 22, 23, 53
Cebu		10925000000045	TD No.: GR-23-18-22497	200.00	Residential - With Improvement	Lot No. 2620-A, Survey No. Cad-545-D (new), Brgy. Nangka, Consolacion, Cebu,Cebu City	542,500.00	13, 14, 17, 19
Eastern Samar		11120000000034	OCT No.: 12771	117,298.00	Agricultural - Vacant Lot	Lot No. 517, Brgy. Caglaosan,Dolores	2,345,960.00	1, 9, 13, 17, 18, b3
Isabela		10145000000482	TCT No.: T-149100 (SC-14407)	672.00	Commercial - With Improvement	Lot 2567-G-2-D, Psd-2-02-018129, Barangay Ipil,Echague	2,092,280.00	1, 7, 9, 13, 14, 17, 24
		10145000000544	TCT No.: T-175826 (SC-14409)	389.00	Residential - Vacant Lot	Lot 1, Block 17, (LRC) Pcs-17870, Barangay Fubu Norte and San Fabian,Echague	1,400,400.00	1, 9, 13, 43
		10145000000599	TCT No.: T-198370 (SC-14408)	421.00	Residential - With Improvement	Lot 2567-G-2-C, Psd-2-02-018129, Barangay Ipil,Echague	1,310,790.00	1, 7, 9, 13, 14, 17, 24
		10145000000688	TCT No.: T-233056 (SC-4200)	645.00	Residential - Vacant Lot	Lot No. 5428-A-2, Psd-2-02-010542, Barangay Turod,Cordon	2,609,950.00	1, 7, 9, 13, 43, 47
		10145000000777	TCT No.: T-253944 (SC-6929)	440.34	Residential - With Improvement	Lot 20164-A, Psd-02-057468, Brgy. Roxas,Cordon	3,278,220.00	1, 7, 9, 13, 14
		10145000000780	TCT No.: T-254728 (SC-15335-B)	1,649.00	Residential - Vacant Lot	Lot No.1023-C, Psd-2-02-5341, Barangay Annafunan,Echague	1,030,630.00	1, 9, 13, 17, 22, 24

Isabela		1014500000846	TCT No.: T-337467 (SC-4955)	1,637.00	Residential - With Improvement	Lot No. 7904-C, Psd-(af)-02-016586, Barangay Garit Norte,Echague	511,560.00	1, 7, 9, 13, 15, 17, 18, 24
		1014500000863	TCT No.: T-49438 (SC-16482)	11,299.00	Agricultural - Vacant Lot	Lot 7728-A, (LRC) Psd-100529, Brgy. Rizaluna (now Brgy. Aguinaldo),Cordon	887,000.00	1, 9, 13, 18, 24
		10145000001113	TCT No.: T-190411 (SC-16481)	349.00	Residential - Vacant Lot	Lot No. 5898-C, Psd-2-02-033939, Barangay Gayong-Gayong,Cordon	349,000.00	1, 9, 13
		10145000001114	TCT No.: T-190412 (SC-16480)	401.00	Residential - Vacant Lot	Lot No. 5898-D, Psd-2-02-033939, Barangay Gayong-Gayong,Cordon	401,000.00	1, 9, 13
		10145000001117	TCT No.: T-191541	182.00	Residential - With Improvement	Lot 372-A-2, Psd-2-02-036175, Brgy. Dubinan West,Santiago City	1,410,500.00	1, 7, 9, 13
		10145000001121	TCT No.: T-192538 (SC-7162)	1,000.00	Residential - With Improvement	Lot No. 5889-A-3-A, Psd-2-02-036939, Barangay Gayong-Gayong,Cordon	1,875,000.00	1, 7, 9, 13, 14, 17
		10145000001122	TCT No.: T-192539 (SC-7161)	1,000.00	Residential - Vacant Lot	Lot 5889-A-3-B, Psd-2-02-036939, Barangay Gayong-Gayong,Cordon	1,875,000.00	1, 9, 13, 17
		10145000001126	TCT No.: T-194141 (SC-16484)	29,318.00	Agricultural - Vacant Lot	Lot No. 2760-D, Psd-2-02-036769, Brgy. San Juan (now Brgy. Rizaluna),Cordon	2,198,850.00	1, 9, 13, 17, 18, 21, 43
		10145000001175	TCT No.: T-221026 (SC-12622)	328.00	Residential - With Improvement	Lot 172-D-1-C-2, Psd-2-02-020209, Barangay Buenavista,Santiago City	1,315,260.00	1, 7, 9, 13, 14, 23, 43
		10145000001264	TCT No.: T-242938 (SC-15694-B)	180.00	Residential - Vacant Lot	Lot 28, Block 15, (LRC) Psd-190038, Barangay Patul,Santiago City	1,482,320.00	1, 9, 13, 23, 43

Isabela		10145000001265	TCT No.: T-242939 (SC-15694-C)	180.00	Residential - Vacant Lot	Lot 24, Block 15, (LRC) Psd-190038, Barangay Patul, Santiago City	1,482,320.00	1, 9, 13, 23, 43
		10145000001485	TCT No.: TSC-2911	128.00	Residential - Vacant Lot	Lot 2 Block 8, Pcs-af-02-000315, Barangay Baluarte, Santiago City	780,800.00	1, 9, 13, 17
		10145000001486	TCT No.: TSC-2912	133.00	Residential - Vacant Lot	Lot 1 Block 8, Pcs-af-02-000315, Barangay Baluarte, Santiago City	811,300.00	1, 9, 13, 17
Laguna		10334000000032	TCT No.: 075-2013001397	9,718.00	Agricultural - With Improvement	Lot 2085, Brgy. Del Carmen, Alaminos	2,915,400.00	7, 13, 14, 17, 18, 43
		10334000000036	OCT No.: P-4705	1,139.00	Agricultural - With Improvement	Lot No. 20868, Brgy. Sto. Angel, San Pablo City	717,570.00	13, 14, 18, 23
Leyte		10694000000001	TD No.: 08-09-0052-00161 & 08-09-0052-00162	11,672.00	Agricultural - Vacant Lot	Lot 16 & 15, Barangay Villalon, Calubian	1,934,630.00	1, 13, 17, 23, 25, 28, 31
Masbate		11273000000160	TD No.: 2932 (new); 2467 (old)	72,392.00	Agricultural - Vacant Lot	Lot 1825, Brgy. Calanay, Aroroy	1,447,840.00	4, 13, 17, 18, 32, B2
		11273000000183	TD No.: 5971 (new); 5157 (old)	98,491.00	Agricultural - Vacant Lot	Lot 1397, Brgy. Matalang-talang, Aroroy	1,969,820.00	4, 13, 17, 18, 21, B2
		11273000000233	TD No.: 2928 (new); 2464 (old)	106,531.00	Agricultural - Vacant Lot	Lot 1836, Brgy. Calanay, Aroroy	2,130,620.00	4, 13, 17, 18, 32, b3
		11273000000298	TD No.: 2935 (new); 2470 (old)	95,345.00	Agricultural - Vacant Lot	Lot 1811, Brgy. Calanay, Aroroy	1,906,900.00	4, 13, 17, 18, 32, B2

Metro Manila		11367000000015	CCT No.: 164-2011008726		Residential - Condominium	Unit 503, 5th Floor, South Tower, South of Market Condominium, 25th St., corner 11th Avenue, Barangay Fort Bonifacio, Taguig City	7,093,800.00	1, 13, 30
Pangasinan		10999000000007	TD No.: 2018-17-02826 (Land) / 2018-17-02827 (Bldg.)	326.00	Residential - With Improvement	Lot No. 7848 (part), Barangay Lucap, City Of Alaminos	1,011,720.00	4, 13, 14, 17
		10999000000025	TCT No.: 27323	4,800.00	Residential/Agricultural - Vacant lot	Lot 10164-A, Psd-01-058484, Brgy. Tangcarang, City Of Alaminos	4,380,000.00	1, 13, 17, 25
		10999000000046	TCT No.: 22419	4,002.00	Agricultural - Vacant Lot	Lot No. 1-A-10, Psd-01-048103, Brgy. Mal-ong, Anda	610,310.00	1, 13, 17, 18, 43
		10999000000048	TCT No.: 027-2020000642	212.00	Residential - With Improvement	Lot 7, Identical to Lot 5851, Cad-588-D, Brgy. Paltan East, Sual	627,010.00	13, 14, 17, 18
		10999000000067	TCT No.: 027-2018001042	200.00	Residential - Vacant Lot	Lot 29, Csd-01-006616, Brgy. Poblacion, City Of Alaminos	526,000.00	13, 17
		10999000000070	TD No.: 2018-01-02828 (Land) / 2018-01-02829 (Bldg.)	2,047.50	Residential - With Improvement	Lot No. 242 (part), Barangay Poblacion, City Of Alaminos	3,030,300.00	4, 13, 17, 18
Quezon		10334000000019	TCT No.: T-208212	127,846.00	Agricultural - Vacant Lot	Lot 647-C, Brgy. Laurel, Tagkawayan	3,119,440.00	13, 17, 18, 21, b3

FOOTNOTES

1	- 1 - Title and/or TD registered 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
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
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
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
30	- 30 - Subject to Condominium Master Deed of Declaration with Restrictions
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.
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.
53	- 53 - Tax Map does not conform to the subject lot as plotted based on the technical description appearing on the title
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

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, July 11, 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 25, 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