

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
TAX SALE BY TENDER  
TENDER # 2022-01-003  
Tender Opening: March 6, 2023

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the Municipal Government Act of the Province of Nova Scotia that the lands and premises situated in the Municipality of the District of Lunenburg hereunder described shall be SOLD BY TENDER.

TERMS: SEALED TENDERS are to be submitted on the Municipality of the District of Lunenburg's Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property, Tender #2022-01-003", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than March 6, 2023, 10:00 a.m.

Tender packages will be available for viewing and download on the Municipal website at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html) beginning on Wednesday, February 1st, 2023.

All tenders will be dated, and time stamped when received. In the event two tenders are received for the same amount, bidders will be contacted and given 24 hours to submit a final bid.

The successful bidders will be given three (3) business days after awarding of Tender to pay amount in full or the Tender will be awarded to the next highest bidder(s). The decision of a successful bidder will be final.

Tender Forms and Specifications must be obtained from the Municipal website at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html). Addendums to the tender package will be issued when the tax sale listing changes and will be only available on the Municipal website. Bidders are responsible for checking the website. Please note that a bid deposit is required for each property equal to the minimum bid in the form of a bank draft or certified cheque. The bid deposit will be applied to purchase price if the bidder is successful; otherwise, it will be returned uncashed. Bid deposits will not be returned if the successful bidder does not follow through with the purchase.

TENDERS MUST BE SENT BY MAIL OR CAN BE DROPPED OFF AT THE ABOVE ADDRESS MONDAY TO FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. IT IS THE RESPONSIBILITY OF THE BIDDER TO ENSURE TENDERS SUBMITTED VIA MAIL ARE RECEIVED BY MONDAY MARCH 6<sup>th</sup>, 2023, at 10:00 a.m. THE TENDER OPENING IS NOT OPEN TO THE PUBLIC.

PLEASE NOTE: FAXED AND ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED. ANY LATE OR NONCOMPLIANT BIDS WILL NOT BE ACCEPTED.

For more information on properties listed, please go to [www.pvsc.ca](http://www.pvsc.ca)

Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price. The minimum bids include certificate of sale fees and registered tax sale deed fee. Properties may be removed from the tax sale process up to 10:00 am March 6<sup>th</sup>, 2023, if payment has been received by the Municipality.

**LIST OF PROPERTIES TO BE SOLD:**

7. Assessment Account Number 00901652, FLAT HILL RD  
BROAD COVE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to CONRAD COURTNEY  
Taxes, Interest and Expenses \$ 2,115.22
21. Assessment Account Number 01690159, 4362 HIGHWAY 325  
NEWCOMBVILLE, LAND, DWELLING, BUILDING, GARAGE, REDEEMABLE  
Assessed to GETSON LAWRENCE  
Taxes, Interest and Expenses \$ 11,088.58
25. Assessment Account Number 01964933, 999 CONQUERALL RD  
CONQUERALL MILLS, LAND, DWELLING, REDEEMABLE  
Assessed to HEBB STEWART MARCUS  
& HEBB RICKEY JAMES  
Taxes, Interest and Expenses \$ 4,027.05
29. Assessment Account Number 02092433, 65 GEORGES ISLAND LANE  
CRESCENT BEACH, LAND, DWELLING, REDEEMABLE  
Assessed to HUBLEY DOUGLAS G  
Taxes, Interest and Expenses \$ 16,349.84
33. Assessment Account Number 02323575, 23 WHYNAUGHT RD  
WHYNOTTS SETTLEMENT, LOT A, DWELLING, BUILDINGS, REDEEMABLE  
Assessed to ERNST TYLER CLAYE  
Taxes, Interest and Expenses \$ 6,010.81
42. Assessment Account Number 03501833, BUTLER LAKE,  
PARKDALE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to NICHOLAS, VERNA  
Taxes, Interest and Expenses \$ 2,245.29
57. Assessment Account Number 04362829, OSBORNE RD,  
PINEHURST, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to SNYDER ALLEN  
& SNYDER GAIL  
Taxes, Interest and Expenses \$ 2,021.98
65. Assessment Account Number 04867548, 613 VEINOTTE RD,  
NEWBURNE, LAND, DWELLING, GARAGE, REDEEMABLE  
Assessed to MCINNIS IVAN FREDERICK  
ATT SUSAN HORSEFIELD  
Taxes, Interest and Expenses \$4,170.75
- 83 Assessment Account Number 08188556, MINES 2 RD,  
HEBBS CROSS, LOT DR-1, REDEEMABLE, HST APPLICABLE  
Assessed to KELLER WERNER  
ATT DUMKE MACLEOD  
Taxes, Interest and Expenses \$ 8,581.09
108. Assessment Account Number 09683526, CROUSE SETTLEMENT RD  
ITALY CROSS, LOT PR1-A4, REDEEMABLE, HST APPLICABLE  
Assessed to EASTCOAST LAND DEVELOPMENTS LTD  
Taxes, Interest and Expenses \$ 2,817.62

117 Assessment Account Number 10007704, NO 331 HWY,  
DUBLIN SHORE, LOT 5, REDEEMABLE, HST APPLICABLE  
Assessed to MACNAB ANDREW A  
Taxes, Interest and Expenses \$ 2,164.64

164. Assessment Account Number 10648920, NORTHWEST RD,  
FAUXBURG, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to TANNER JEREMY LEE  
Taxes, Interest and Expenses \$ 2,127.88

The Municipality of the District of Lunenburg makes no representations or warranties to any purchaser regarding any property sold at tax sale, including but not limited to the environmental condition of any property, the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the "legal title", "legal description", "access" or "boundaries" and the lands offered for sale are BEING SOLD ON AN "AS IS" BASIS ONLY.

TAKE NOTICE that Tax Sales do not in all circumstances clear up defects in title. A tax deed conveys only the interest of the assessed owner, whatever that interest may be. If you are intending to clear up defects in the title of *any subject* property by way of a Tax Sale, you are advised to obtain a legal opinion as to whether or not this can be done.

PROPERTY TAXES: The purchaser will be responsible for all property taxes beginning the day of the sale. The Treasurer has not made any determination as to whether a survey is or is not required.

#### Redemption of Tax Sale Property- Section 152(1) MGA

Land sold for non-payment of taxes may be redeemed by the owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land within six months after the date of the sale. At the time of the tax sale, if any taxes on lands are in arrears for more than six years, *no right of redemption exists*.

A description of the properties may be viewed at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html)

Dated at Cookville, February 23, 2023  
Elana Wentzell, Director of Finance,  
Municipality of the District of Lunenburg