

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
TAX SALE BY TENDER TENDER # 2021-01-001
Tender Opening: March 7, 2022

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 #2021-01-001", addressed to The Treasurer, 10 Allée Champlain Drive, Cookville, NS, B4V 9E4 no later than March 7, 2022, 10:00 a.m.

Tender packages will be available for viewing and download on the Municipal website at www.modl.ca/tax-sales.html beginning on Wednesday, February 2nd, 2022.

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 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 in the amount of \$100 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. Bids 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 7th, 2022, 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 NON-COMPLIANT BIDS WILL NOT BE ACCEPTED.

For more information on properties listed, please go to 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 7th, 2022, if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

15. Assessment Account Number 01149644, 1313 NORTH RIVER RD
NORTH RIVER, MOBILE. NOT REDEEMABLE
Assessed to HUBLEY LINWOOD
ATT SIMMS LARRY
Taxes, Interest and Expenses \$ 3,644.78

16. Assessment Account Number 01272241, 152 WALBURNE RD
WALDEN, LAND DWELLING BUILDINGS. REDEEMABLE
Assessed to DOREY FLOYD
Taxes, Interest and Expenses \$ 3,107.29

19. Assessment Account Number 01604112, 940 NEW CUMBERLAND RD
LAKE CENTRE, LAND DWELLING BUILDING. NOT REDEEMABLE
Assessed to BERNIER RENE JOSEPH
DOWNS TAMARA PATRICIA
Taxes, Interest and Expenses \$ 23,849.55

20. Assessment Account Number 01690159, 4362 HIGHWAY 325
NEWCOMBVILLE, LAND DWELLING BUILDING GARAGE. REDEEMABLE.
Assessed to GETSON LAWRENCE
Taxes, Interest and Expenses \$ 7,996.71

21. Assessment Account Number 01855484
VOGLERS COVE, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to CONRAD NEAL C
CONRAD BLAKE D
Taxes, Interest and Expenses \$ 14,622.28

22. Assessment Account Number 01971808, 2625 WOODSTOCK RD
WALDEN, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to HEISLER GARNET & WILFRED
ATTN RAY VEINOT
Taxes, Interest and Expenses \$ 3,369.59

31. Assessment Account Number 02476487, 754 CORNWALL RD
BLOCKHOUSE, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to MARTIN MARGARET ANN
Taxes, Interest and Expenses \$ 2,414.56

33. Assessment Account Number 02590131, 38 CONQUERALL MILLS RD,
HEBBVILLE, LAND INDUSTRIAL, COMMERCIAL. HST APPLICABLE AND REDEEMABLE
Assessed to WHITEHOUSE MONICA L
Taxes, Interest and Expenses \$ 19,002.51

34. Assessment Account Number 02869829, 486 ELMWOOD RD
ELMWOOD, LOT M-1, DWELLING. REDEEMABLE
Assessed to SANFORD ROBERT BRIAN
SANFORD NICOLE MARIE
Taxes, Interest and Expenses \$ 3,926.72

39. Assessment Account Number 03634078, 120 CROFT AVE
CRESCENT BEACH, LOT 11, DWELLING, BUILDINGS. REDEEMABLE
Assessed to OWENS ANDREW JOSEPH REP
Taxes, Interest and Expenses \$ 5,538.63

40. Assessment Account Number 03647013, 2104 HIGHWAY 208,
HEMFORD, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to MOSHER RAMZIE
Taxes, Interest and Expenses \$ 3,956.50
41. Assessment Account Number 03665917, SOUTH SIDE PARK CREE RD,
EAST LAHAVE, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to PARKS FRANCES W
Taxes, Interest and Expenses \$ 3,098.07
43. Assessment Account Number 03836452, 331 HWY,
WEST LAHAVE, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to HIMMELMAN VERLENE MARIE REP
Taxes, Interest and Expenses \$ 2,549.80
46. Assessment Account Number 03933555, LOWER BRANCH RD
LOWER BRANCH, LOT 6. HST APPLICABLE AND NOT REDEEMABLE
Assessed to DREW ELIZABETH ANN ET AL
RHODENIZER DOUGLAS MARK
Taxes, Interest and Expenses \$ 4,968.51
57. Assessment Account Number 04529235, 87 STONEHURST RD
BLUE ROCKS, LAND DWELLING BUILDINGS. REDEEMABLE
Assessed to ANDREWS JOHN MARTIN
Taxes, Interest and Expenses \$ 3,650.94
70. Assessment Account Number 05310695
ROSE BAY, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to CONRAD GERALD J
Taxes, Interest and Expenses \$ 2,099.13
74. Assessment Account Number 08154171, CROFT AVE
CRESCENT BEACH, LOT 1 TO 3. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,296.76
76. Assessment Account Number 08157561, MINES 2 RD,
HEBBS CROSS, LOT C-1, BUILDING. REDEEMABLE
Assessed to LLOYD DANIEL ERNEST
ATT CROFT FLETCHER
Taxes, Interest and Expenses \$ 2,357.63
82. Assessment Account Number 09180559, 2227 BARSS CORNER RD,
SCARSDALE, LOT 1. HST APPLICABLE AND REDEEMABLE
Assessed to SPIDLE PHILIP G
SPIDLE KIM L
Taxes, Interest and Expenses \$ 2,076.87
88. Assessment Account Number 09673849, NO 331 HWY,
WEST DUBLIN, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to PUBLICOVER JACQUELINE M
Taxes, Interest and Expenses \$ 3,112.11
89. Assessment Account Number 09673857, NO 331 HWY,
WEST DUBLIN, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to PUBLICOVER JACQUELINE M
Taxes, Interest and Expenses \$ 2,367.39

91. Assessment Account Number 09683526, CROUSE SETTLEMENT RD
ITALY CROSS, LOT PR1-A4. HST APPLICABLE AND REDEEMABLE
Assessed to EASTCOAST LAND DEVELOPMENTS
LIMITED
Taxes, Interest and Expenses \$ 1,920.98

93. Assessment Account Number 09719482, BARSS CORNER RD
SCARSDALE, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to SPIDLE PHILIP G
SPIDLE KIM L
Taxes, Interest and Expenses \$ 2,305.44

106. Assessment Account Number 10011442, NO 332 HWY,
BAYPORT, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to HIMMELMAN ESTHER EST
Taxes, Interest and Expenses \$ 4,320.78

108. Assessment Account Number 10033421, HIGHWAY 10
NEW GERMANY, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to EPLETT-HUBBARD PAT
Taxes, Interest and Expenses \$ 7,523.17

111. Assessment Account Number 10043204, EISENHAUER RD
OAKLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to HILTZ MARY EVA EST
EISENHAUER SARAH EST
Taxes, Interest and Expenses \$ 4,996.19

113. Assessment Account Number 10044995, BUSHEN HILL RD
WEST DUBLIN, LOT 32. HST APPLICABLE AND NOT REDEEMABLE
Assessed to HAYWARD CHARLES EST
Taxes, Interest and Expenses \$ 4,501.02

124. Assessment Account Number 10062527, HIRTLE RD
MIDDLEWOOD, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to NAUGLER ALBERT G
NAUGLER DONALD P
Taxes, Interest and Expenses \$ 4,273.94

126. Assessment Account Number 10068118, HIGHWAY 331
VOGLERS COVE, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to WHYNOCK VIOLET E
Taxes, Interest and Expenses \$ 2,719.39

129. Assessment Account Number 10071471, CRESCENT BEACH RD
BUSH ISLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to BUSH C
Taxes, Interest and Expenses \$ 23,475.98

130. Assessment Account Number 10071593, CRESCENT BEACH RD
BUSH ISLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to RICHARDS JOSEPH
Taxes, Interest and Expenses \$ 24,078.37

135. Assessment Account Number 10077486, NO 208 HWY
HEMFORD, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to MOSHER GEORGE W
Taxes, Interest and Expenses \$ 1,682.45

136. Assessment Account Number 10085527, E HEBB LANE,
WILEVILLE, LAND. HST APPLICABLE AND NOT REDEEMABLE
Assessed to EMENO WILLIAM EST
Taxes, Interest and Expenses \$ 4,701.79

150. Assessment Account Number 10459389, CROFT AVE
CRESCENT BEACH, LOT 12. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS ANDREW JOSEPH REP
Taxes, Interest and Expenses \$ 1,589.85

151. Assessment Account Number 10459397, CROFT AVE
CRESCENT BEACH, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS ANDREW JOSEPH REP
Taxes, Interest and Expenses \$ 1,589.97

152. Assessment Account Number 10459400, CROFT AVE
CRESCENT BEACH, LOT 10. HST APPLICABLE AND REDEEMABLE.
Assessed to OWENS ANDREW JOSEPH REP
Taxes, Interest and Expenses \$ 1,585.79

155. Assessment Account Number 10666694, CROFT AVE
CRESCENT BEACH, LAND. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,039.96

156. Assessment Account Number 10666708, CROFT AVE
CRESCENT BEACH, LOT 2. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,261.72

157. Assessment Account Number 10666724, CROFT AVE,
CRESCENT BEACH, LOT 8. HST APPLICABLE AND REDEEMABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,119.27

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

Dated at Cookville, January 24, 2022
Elana Wentzell, Director of Finance,
Municipality of the District of Lunenburg

PROPERTY TAX SALE BY TENDER – MUNICIPALITY OF DISTRICT OF LUNENBURG

TENDER # 2021-01-001

BID SUBMISSION FORM

NAME: _____

ADDRESS: _____

TELEPHONE: _____ FAX# _____

EMAIL: _____ ASSESSMENT# _____

(EMAIL CONTACT IS REQUIRED)

BID AMOUNT _____ (Bidding begins at amount advertised)

(PLEASE ENCLOSE \$100 BID DEPOSIT IN THE FORM OF A BANK DRAFT OR CERTIFIED CHEQUE Payable to Municipality of the District of Lunenburg)

PLEASE COMPLETE THE NAME AND ADDRESS YOU WISH TO APPEAR ON TAX SALE DEED:

MANNER OF TENURE (CHECK ONE):

Joint Tenancy Tenants In Common Not Applicable

SIGNED: _____ DATE _____

- **PLEASE NOTE: ONE TENDER FORM PER ASSESSMENT NUMBER MUST BE SUBMITTED.**
Any inquiries should be directed to the Property Tax Administrator, Municipality of The District of Lunenburg Telephone: 902-541-1329, joanne.sampson@modl.ca

PLEASE RETURN FORM AND DEPOSIT (**Indicating Tender # on Envelope**) BY MAIL OR IN PERSON
TO: MUNICIPALITY OF THE DISTRICT OF LUNENBURG,
10 ALLEE CHAMPLAIN DRIVE, COOKVILLE NS, B4V 9E4

Conflict of Interest

– **Section 144, Municipal Government Act reads - NO**

- (A) Council member or employee of a municipality that sells land for arrears of taxes;
- (B) Member of a village commission or employee of a village that sells land for arrears of taxes;
- (C) Spouse of a person referred to in clause (a) or (b) or
- (D) Company in which a person referred to in clause (a) or (b) or (c) owns or beneficially owns the majority of the issued and outstanding shares,
shall purchase the land at the sale either directly or through an agent.

TERMS

TERMS: SEALED TENDERS are to be submitted on the Municipality of The District of Lunenburg Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property Tender # 2021-01-001", addressed to the Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than: 10:00 am Monday, March 7, 2022.

Tender packages will be available for download on the Municipal website at www.modl.ca/tax-sales.html beginning on February 22, 2022

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 to provide a final bid within 24 hours.

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).

A deposit of \$100 (made payable to Municipality of the District of Lunenburg) per property must accompany each bid in the form of a bank draft or certified cheque. Bids without the required deposit will not be considered.

TERMS OF PAYMENT

(1) In accordance with Section 148 of the Municipal Government Act, payment at a tax sale shall be by cash, certified cheque, money order, bank draft or lawyer's trust cheque and not otherwise. (personal cheque not accepted). Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price.

Tender Forms and Specifications must be obtained from the Municipal website at www.modl.ca/tax-sales.html Addendums to the tender package will be available on our website if there are any tax sale listing changes made.

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 7, 2022 AT 10:00 a.m. THE TENDER OPENING IS NOT OPEN TO THE PUBLIC. SUCCESSFUL BIDDERS WILL BE CONTACTED BY EMAIL. AN EMAIL CONTACT ADDRESS IS REQUIRED.

PLEASE NOTE: FAXED AND ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.

For more information on properties listed, please go to www.pvsc.ca

Please Note: Conflict of Interest- Section 144 MGA

No

- (A) Council member or employee of a municipality that sells land for arrears of taxes; or
- (B) Member of a village commission or employee of a village that sells land for arrears of taxes; or
- (C) Spouse of a person referred to in clause (a) or (b) or
- (D) Company in which a person, referred to in clause (a) or (b) or (c), owns or beneficially owns the majority of the issued and outstanding shares,

shall purchase the land at the tax sale either directly or through an agent.