

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
TAX SALE BY TENDER TENDER # 2020-01-009
Tender Opening: March 1, 2021

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 #2020-01-009", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than March 1, 2021 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, January 27, 2021.

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.

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 1, 2021 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

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 1, 2021 if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

31. 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 \$ 20,672.17

35. Assessment Account Number 01971808, 2625 WOODSTOCK RD
WALDEN, LAND. REDEEMABLE, HST APPLICABLE
Assessed to HEISLER, GARNET & WILFRED
ATTN RAY VEINOT
Taxes, Interest and Expenses \$ 2,501.80
40. Assessment Account Number 02111586, MADASHAK RD
MIDDLE NEW CORNWALL, LOT 30. REDEEMABLE, HST APPLICABLE
Assessed to HUNT, RAYMOND C & SHIRLEY R
Taxes, Interest and Expenses \$ 1,542.03
46. Assessment Account Number 02388936, 597 OAKHILL RD
OAK HILL, LAND, BUILDING. REDEEMABLE
Assessed to DUBEAU, JOYCE ET AL
Taxes, Interest and Expenses \$ 6,313.91
49. Assessment Account Number 02443511, BIG TANCOOK ISLAND RD
BIG TANCOOK ISLAND, LAND. REDEEMABLE, HST APPLICABLE
Assessed to LANGILLE, EVELYN MAE ET AL
Taxes, Interest and Expenses \$ 3,051.25
50. Assessment Account Number 02444038
TANCOOK ISLAND, LAND. REDEEMABLE, HST APPLICABLE
Assessed to LANGILLE, EVELYN MAE
Taxes, Interest and Expenses \$ 2,994.91
56. Assessment Account Number 02816393, 23 MACKAY RD
UNION SQUARE, WATFORD, LAND, DWELLINGS, BUILDING. REDEEMABLE
Assessed to GAVE, MAURICE ALLEN
Taxes, Interest and Expenses \$ 6,109.06
60. Assessment Account Number 03191427, NEW CUMBERLAND RD,
LAKE CENTRE, LAND. REDEEMABLE, HST APPLICABLE
Assessed to MICHAEL ANTHONY JONES LIVING TRUST
Taxes, Interest and Expenses \$ 1,739.88
61. Assessment Account Number 03332713, 3497 HIGHWAY 332
ROSE BAY, LAND, DWELLING. NOT REDEEMABLE
Assessed to HIGNEY, GERALD BRADFORD
ATT: HIGNEY GERALD PATRICK
Taxes, Interest and Expenses \$ 24,338.42
67. Assessment Account Number 03647013, 2104 HIGHWAY 208,
HEMFORD, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to MOSHER, RAMZIE
Taxes, Interest and Expenses \$ 2,734.49
85. Assessment Account Number 04358465, MEDLEE LANE,
WEST CLIFFORD, LOT 6. REDEEMABLE, HST APPLICABLE.
Assessed to SNOW, ALEXANDER
ATT: HAVUNEN JILL
Taxes, Interest and Expenses \$ 2,202.57

123. Assessment Account Number 05393612, MOLEGA LAKE RD,
CHELSEA, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to LABRADOR, TIMOTHY EDWARD REP
Taxes, Interest and Expenses \$ 1,950.21

162. Assessment Account Number 09320709, HUEY LAKE RD
WEST DUBLIN, LOT 1A. REDEEMABLE, HST APPLICABLE.
Assessed to REYNDERS, KLAUS D
Taxes, Interest and Expenses \$ 2,236.11

168. Assessment Account Number 09673814, NO 331 HWY,
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE
axes, Interest and Expenses \$ 3,597.72

169. Assessment Account Number 09673822, NO 331 HWY
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE M
Taxes, Interest and Expenses \$ 1,568.22

170. Assessment Account Number 09673830, NO 331 HWY
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE
Taxes, Interest and Expenses \$ 1,594.33

175. Assessment Account Number 09741011, HUEY LAKE RD
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WHITTEN, ENID ELSBETH CAY
WHITTEN WESLEY KINGSTON
ATT: JANE WHITTEN
Taxes, Interest and Expenses \$ 1,639.30

216. Assessment Account Number 10068118, HIGHWAY 331,
VOGLERS COVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WHYNOCK, VIOLET E
Taxes, Interest and Expenses \$ 1,842.97

229. Assessment Account Number 10107393, MADERS COVE RD,
MADERS COVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to SMITH, FRANCES E
ATT: WALLACE IVAN WAYNE
Taxes, Interest and Expenses \$ 1,468.40

249. Assessment Account Number 10523354, NO 332 HWY
MIDDLE LAHAVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WORTHING, RUSSELL ALLISON
Taxes, Interest and Expenses \$ 1,899.40

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 your 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 21, 2021
Elana Wentzell, Director of Finance,
Municipality of the District of Lunenburg