***MUNICIPALITY OF THE COUNTY OF VICTORIA***
***TAX SALE BY TENDER*** **TENDER #07-2021**
**TENDER OPENING: TUESDAY, JULY 20, 2021**
***(Updated June 28th, 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 County of Victoria hereunder described shall be SOLD BY TENDER.**

**TERMS: SEALED TENDERS are to be submitted on the Municipality of Victoria's Bid Form in a plain envelope marked "Municipality of Victoria Tax Sale Property Tender # 07-2021", addressed to the Victoria County Tax Department, 495 Chebucto Street, PO Box 370, Baddeck, NS, B0E 1B0 no later than 12:00 p.m.(noon) July 20, 2021.**

**Tender packages will be available for pick up at the Municipal Tax Office, 495 Chebucto Street, Baddeck, NS or by download at www.victoriacounty.com, beginning on June 21, 2021.**

**All tenders will be dated and time stamped when received. In the event two tenders are received for the same amount, the one that was received first will be deemed the higher.**

**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).**

**Tender Forms and Specifications must be obtained from the Tax Department at 495 Chebucto Street, Baddeck, N.S. B0E 1B0 or from the website at www.victoriacounty.com.**

**TENDERS MUST BE SENT BY MAIL OR CAN BE DROPPED OFF AT THE ABOVE ADDRESS MONDAY TO FRIDAY BETWEEN THE HOURS OF 8:30 A.M. AND 4:00 P.M. IT IS THE RESPONSIBILITY OF THE BIDDER TO ENSURE TENDERS SUBMITTED VIA MAIL ARE RECEIVED BY 12:00 P.M. (NOON) JULY 20TH, 2021.**

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

**Further descriptions and inquiries can be directed to the Victoria County Property Tax Department 902-295-3231. For more information on properties listed, please go to www.pvsc.ca.**

**Tax Deed registration fee and recording is the responsibility of the purchaser, subsequent to the Tax Sale. Properties may be subject to HST charges, and collected from the successful bidder on top of the final bid price.**

1. Assess# 02871955 –Assessed to John Alexander MacLean. Land located at 2582 St. Columba Road, Iona. PID# 85001865 Lot Size-14,500 sq. ft. Property is LR and Not Redeemable.
   Taxes, Interest and Expenses Owing: **$ 7, 898.50 HST applicable**

   ***The above noted property is the site of a former commercial garage with in ground tanks. The Municipality makes no representation, either direct or indirect, express or implied, regarding any actual or potential environmental risk/and/ or contamination at, on, in, or in any way connected to or with respect to this or any parcel sold at tax sale, and the property is to be sold on an "as is" basis only.***

2. Assess# 02814013 – Assessed to Brian D. MacKay & Robin MacKay. Land/Dwell located at 47778 Cabot Trail, Tarbot. PID#85041416 Lot Size-10,000 sq. ft. Property is Not LR and Not Redeemable.
   Taxes, Interest and Expenses Owing: **$12, 961.55**

3. Assess# 02892901 – Assessed to Alfred's Service Station LTD. Land/Building located at 29238 Cabot Trail, Cape North. PID# 85107860 Lot Size-17,623 sq. ft. Property is Not LR and Not Redeemable.
   Taxes, Interest and Expenses Owing: **$ 17, 687.04**

   ***The above noted property is the site of a former commercial garage. The Municipality makes no representation, either direct or indirect, express or implied, regarding any actual or potential environmental risk/and/ or contamination at, on, in, or in any way connected to or with respect to this or any parcel sold at tax sale, and the property is to be sold on an "as is" basis only.***

4. **Removed**

5. Assess# 00463698- Assessed to Michael Bray Estate & Ann Bray. Land/Building located on Kempt Head Rd., Boularderie. PID# 85029684 Lot Size- 14.2 Acre(s). Property is Not LR & Not Redeemable.
   Taxes, interest and Expenses owing: **$ 4,023.14**

6. Assess# 09636730-Assessed to David Todd White & Edna Marie White. Land/Dwelling located at 1774 Old Rte 5, Big Bras d'or. PID# 85151611 Lot Size- 2.5 Acre(s). Property is LR and Not Redeemable.
   Taxes, Interest, Expenses owing: **$ 18,174.89**

7. Assess# 09541209- Assessed to Florence Debra Cleaves & Charles Wackett & Assoc. Land located on Washabuck Rd, Washabuck. PID# 85142388 Lot Size- 2.5 Acre(s). Property is Not LR and Not Redeemable.
   Taxes, Interest, and Expenses owing: **$4,087.20 HST applicable**

8. Assess# 03540294- Assessed to John Northern. Land located on Black Rock Rd, Black Rock. PID# 85037299. Lot Size- 67 Acre(s). Property is Not LR and is Redeemable.
   Taxes, Interest and Expenses owing: **$ 3,526.66 HST applicable**

9. Assess# 02034042- Assessed to Alex Irish Hines Estate. Land located on Cabot Trail, Ingonish Ferry. PID# 85048171. Lot Size- 19.25 Acre(s). Property is Not LR and Not Redeemable.
   Taxes, Interest and Expenses owing: **$ 9,395.47 HST applicable**

10. Assess# 02911566- Assessed to Thomas MacLeod. Land/Dwelling/Garage located at 44622 Cabot Trail, North Shore. PID# 85040012. Lot Size- 92 Acre(s). Property is Not LR and Not Redeemable.
    Taxes, Interest and Expenses owing: **$ 40,618.77**

11. Assess# 05100003- Assessed to Robert C. Nagel. Land located on No. 5 Hwy, Big Bras d'or. PID# 85076495. Lot Size- 28,035 Sq. ft. Property is Not LR and Not Redeemable.
    Taxes, Interest & Expenses owing: **$ 3,896.49 HST applicable**

12. Assess# 05449057- Assessed to Faye Pauline MacDonald. Land located at 53 Roper Rd., Ingonish. PID# 85052454. Lot Size- 20,000 Sq. ft. Property is Not LR and is Redeemable.
    Taxes, Interest and Expenses owing: **$ 10,174.30 HST applicable**

13. Assess# 01479288- Assessed to Constance Fennell. Land located on 105 Hwy, Bucklaw. PID# 85006153. Lot Size- 25 Acre(s). Property is Not LR and is Redeemable.
    Taxes, Interest and Expenses owing: **$ 8,253.50 HST applicable**

14. Assess# 09258647- Assessed to Allan MacKinnon & Carolyn Ann MacKinnon. Land/Dwelling located at 195 Meat Cove Rd., St. Margaret's Village. PID# 85130243. Lot Size- 1.69 Acre(s). Property is Not LR and is Redeemable.
    Taxes, Interest and Expenses owing: **$ 6,032.52**

15. Assess# 01767089- Assessed to Jay McGowan. Land/Dwelling/Building located at 10642 Kempt Head Rd, Boularderie Centre. PID# 85032837. Lot Size- 39,457 Sq. Ft. Property is LR and Redeemable (6 months).
    Taxes, Interest and Expenses owing: **$ 4,839.03 HST applicable**

16. Assess# 02688123- Assessed to Gary MacDonald. Land located on Gillis Point Rd, Washabuck. PID # 85075901. Lot Size- 73 Acre(s). Property is Not LR and is Redeemable (6months).
    Taxes, Interest and Expenses owing: **$ 4,530.42 HST applicable**

17. **Removed**

**18. Removed**

19. Assess# 02910381- Assessed to Myrtha Rezolli, Marcello Rezolli & Damiano Rezolli. Land/Building located at 41064 Cabot Trail, Wreck Cove. PID# 85084010. Lot Size- 5 Acre(s). Property is Not LR and is Redeemable (6months).
    Taxes, interest and Expenses owing: **$ 4,265.77**

20. Assess# 08812268- Assessed to Arnold Schnell & Eva Schnell. Land located on No. 312 Hwy, River Bennett. PID# 85102424. Lot Size- 1.4 Acre(s). Property is Not LR and is Redeemable (6months).
    Taxes, Interest & Expenses owing: **$ 3,231.14 HST applicable**

21. Assess# 04471423- Assessed to Arnold Schnell & Eva Schnell. Land/Building located on No. 312 Hwy, River Bennett. PID# 85025864. Lot Size- 100 Acre(s). Property is Not LR and is Redeemable (6months).
    Taxes, Interest and Expenses owing: **$4,355.13**

22. **Removed**

23. Assess# 08826242- Assessed to Deborah Meyer, In Trust for Tiffany Meyer. Land/Dwelling located on Kempt Head Rd., Kempt Head. PID# 85106870. Lot Size- 4.27 Acre(s). Property is Not LR and Not Redeemable.
    Taxes, Interest and Expenses owing: **$ 3,565.39**

24. Assess# 02296705- Assessed to Charlotte McLellan. Land/Dwelling/Building located at 853 Meat Cove Rd., Capstick. PID# 85130128. Lot Size- 4.5 Acre(s). Property is LR and is Redeemable (6 months).
    Taxes, Interest and Expenses: **$ 4,088.77**

25. Assess# 01771191- Assessed to Barbara Rhodes, Ernest E. Phelps & Margaret H. Phelps. Land located on Bay St. Lawrence Rd., Sugar Loaf. PID# 85061059. Lot Size- 10 Acre(s). Property is Not LR and is Redeemable (6months).
Taxes, Interest and Expenses: **$ 3,559.46**

26. Assess# 03043622- Assessed to George Marsh & Joel Marsh. Land/Building located at 44257 Cabot Trail, Little River. PID# 85039808. Lot Size- 62 Acre(s). Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 3,135.97**

27. Assess# 02717638- Assessed to Margaret C. MacDonald. Land located on Westside Middle River Rd., Westside Middle River. PID# 85011104. Lot Size- 1 Acre(s). Property is Not LR and Not Redeemable.
Taxes, Interest and Expenses: **$ 3,002.25**

28. Assess# 02503239- Assessed to Patrick Brady Russell. Land located on Little River Rd., Rear Little River. PID# 85039923. Lot Size- 80 Acre(s). Property is LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,747.60**

29. **Removed**

30. **Removed**

31. Assess# 00197637- Assessed to Kimberly R. Fahie. Land/Building located at 1331 Old Route 5 Rd., Big Bras d'or. PID# 85036341. Lot Size- 25,500 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,515.94**

32. Assess# 02891972- Assessed to Richard MacLennan. Land located on Cabot Trail, North Ingonish. PID# 85051175. Lot Size- 5,000 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,460.00**

33. Assess# 02939495- Assessed to Joseph M. MacNeil. Land located on Quarry Rd., Dingwall. PID# 85060291. Lot Size- 32,670 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,434.21**

34. Assess# 02694611- Assessed to Keith Nichols. Land located on Cabot Trail, Middle River. PID# 85132595. Lot Size- 28 Acre(s). Property is LR and Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,562.90**

35. Assess# 04698347- Assessed to Kevin Thomas Turner. Land located on Barra Glen Rd., MacKinnon's Harbour. PID# 85002905. Lot Size- 36 Acre(s). Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,238.00**

36. Assess# 07939825- Assessed to Effie Ryan. Land located on Bay St. Lawrence Rd., Aspy Bay. PID# 85100329. Lot Size- 13,147 Sq. Ft. Property is Not LR and Not Redeemable.
Taxes, Interest and Expenses: **$ 2,047.20**

37. Assess# 03283798- Assessed to Stella Montgomery and Murdock Montgomery. Land located on Cabot Trail, Goose Cove. PID# 85026904. Lot Size- 8,000 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,102.49**

38. **Removed**

39. **Removed**

40. Assess# 08808368- Assessed to Compton Anthony Harris. Land/Dwelling located at 920 Bay St. Lawrence Rd., Aspy Bay. PID# 85106839. Lot Size- 8 Acre(s). Property is LR and Redeemable (6 months).
Taxes, Interest and Expenses: **$ 8,816.57**

41. **Removed**

42. Assess# 02680157- Assessed to William Merrill MacDonald & Billy MacDonald. Land/Dwelling/Building located at 3885 Hwy 105, South Haven. PID# 85023935. Lot Size- 34 Acre(s). Property is LR and Redeemable.
Taxes, Interest and Expenses: **$ 3,889.57**

43. **Removed**

44. Assess# 03320588- Assessed to Constance Rietz & Mabel Morrison. Land located on Cabot Trail, Breton Cove. PID# 85039360. Lot Size- 11,000 Sq. Ft. Property is Not LR and Not Redeemable.
Taxes, Interest and Expenses: **$ 1,465.25**

45. **Removed**

46. Assess# 09330291- Assessed to Margaret Lumbers & John Reginald Lumbers. Land located at 47964 Cabot Trail, Tarbot. PID# 85130573. Lot Size- 84,109 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 3,477.21**

47. Assess# 00453706- Assessed to Kenneth Ferneyhough. Land/Building located at 30 5413 Rd., Middle River. PID# 85010866 and Lot Size- 2,500 Sq. Ft. PID# 85074276 and Lot Size- 600 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,090.17**

48. Assess# 09621326- Assessed to Steve MacAskill. Land located on Oregon Rd., North River. PID# 85149573. Lot Size- 132 Acre(s). Property is Not LR and is Not Redeemable.
Taxes, Interest and Expenses: **$ 7,727.80**

49. Assess# 09027904- Assessed to Allen Cawfield, Sandra Cawfield & Norman McAskill. Land located on Hwy 401, Bay Valley Rd., St. Margaret's Village. PID# 85108074. Lot Size- 50 Acre(s). Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,635.50**

50. Assess# 09055118- Assessed to Suzanne Lamb. Land located on Cabot Trail, Ingonish Ferry. PID# 85072502. Lot Size- 2.7 Acre(s). Property is Not LR and is Not Redeemable.
Taxes, Interest and Expenses: **$ 6,679.74**

51. Assess# 08807523- Assessed to Gerry MacNeil & Kelly MacNeil. Land located on Barra Glen Rd., Barra Glen. PID# 85100386. Lot Size- 29,700 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 1,937.06**

52. Assess# 07938128- Assessed to Darrell M. Burton & Carole Burton. Land located on South Ridge Rd., Sunrise. PID# 85133395. Lot Size- 3 Acre(s). Property is Not LR and is Not Redeemable.
Taxes, Interest and Expenses: **$ 2,081.32**

53. Assess# 02689251- Assessed to Murdock John MacKenzie. Land/Dwelling located at 2137 Cabot Trail, Middle River. PID# 85009447 and Lot Size- 18,500 Sq. Ft. PID# 85084804 and Lot Size- 4,440 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 3,415.10**

54. Assess# 10646715- Assessed to Realcom Investments Limited. Land located on Shore Rd., Baddeck. PID# 85167286. Lot Size- 11,163 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 2,043.74**

55. Assess# 04465598- Assessed to Ralph D. Strickland. Land/Building located on Main Rd., New Haven. PID# 85054195. Lot Size- 18,444 Sq. Ft. Property is Not LR and is Not Redeemable.
Taxes, Interest and Expenses: **$ 7,538.50**

56. Assess# 00172871- Assessed to Jillian Dorothy MacKenzie & Ryan Tucker. Land/Dwelling located at 35 MacLeod St., Baddeck. PID# 85021814. Lot Size- 9,283.5 Sq. Ft. Property is LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 5,718.22**

57. Assess# 02826275- Assessed to Jillian Dorothy MacKenzie & Ryan Tucker. Land/Dwelling located at 82 High St., Baddeck. PID# 85022333. Lot Size- 15,000 Sq. Ft. Property is Not LR and is Redeemable (6 months).
Taxes, Interest and Expenses: **$ 5,386.01**

**The Municipality of the County of Victoria 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.

A description of the properties may be viewed at the Municipal Tax Office, 495 Chebucto Street, Baddeck, NS. Please go to www.pvsc.ca for more information.

Dated at Baddeck, N.S. June 19, 2021
Municipality of the County of Victoria (902-295-3231)
**www.victoriacounty.com**