

MUNICIPALITY OF THE COUNTY OF VICTORIA
TAX SALE BY TENDER TENDER #12-2021
TENDER OPENING: TUESDAY, DECEMBER 14, 2021 2:00 PM
Last updated: December 7, 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 # 12-2021", 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) December 14, 2021.

Tender packages (forms & terms) 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 Nov. 15, 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).

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) DECEMBER 14, 2021.

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

Please note the following definitions:

LR- This means the property is migrated. Not LR- This means the property is not migrated.

Redeemable- This means the property can be redeemed within six (6) months by the listed owner in this ad.

Non-Redeemable- This means the property cannot be redeemed by the listed owner in this ad.

Further descriptions and inquiries can be directed to the Victoria County Property Tax Department 902-295-3653. For more information on properties listed, please go to www.pvsc.ca.

Tax Deed registration fee and recording for LR properties 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:

\$8,097.41 HST applicable

Minimum bid on this property starts at \$1,000.00

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:~~

~~**\$13,881.16**~~

~~**REMOVED – DEFERRED TO NEXT TAX SALE DUE TO PENDING DEMOLITION ORDER**~~

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:

— \$18,478.67

Minimum bid on this property starts at \$1,000.00

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. Assess# 08812268 – Assessed to Arnold Schell & Eva Schell. Land Only. Located on Hwy 312, River Bennett. PID# 85102424 Lot Size-1.4 Acres. Property is Not LR and Redeemable (6 months).

Taxes, Interest and Expenses owing:

\$3,809.06 HST Applicable

5. Assess# 01767089- Assessed to Jay McGowan. Land/Dwelling/Shed located at 10642 Kempt Head Rd., Boularderie Centre. PID# 85032837 Lot Size- 39,458 sq ft. Property is LR & Redeemable (6 months).
Taxes, interest and Expenses owing: **\$5,355.46**

6. Assess# ~~09636730~~ 09330291-Assessed to Margaret Lumbers & John Reginald Lumbers. Land Only. Located at Cabot Trail, Tarbot. PID# 85130573 Lot Size- 84,109 sq ft. Property is Not LR and Not Redeemable.
Taxes, Interest, Expenses owing: ~~\$18,174.89~~ **\$3,695.62 HST Applicable**
***Please note the assessment account # and amount have been corrected**

7. REMOVED – PAID

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: **\$4,761.88 HST applicable**

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. Nov. 13, 2021
Municipality of the County of Victoria (902-295-3653)
www.victoriacounty.com