

MUNICIPALITY OF THE COUNTY OF VICTORIA
TAX SALE BY PUBLIC AUCTION
TUESDAY, JULY 18, 2023 11:00 AM

Last updated: July 18, 2023 (9:00 AM)

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the Municipal Government Act of Nova Scotia, that the lands and premises situated in the Municipality of the County of Victoria, hereunder described, shall be **SOLD BY PUBLIC AUCTION** at the Inverary Inn Conference Centre, 368 Shore Road, Baddeck, N.S. on **TUESDAY, JULY 18, 2023, at 11:00 AM**, unless before that time the amounts due are paid.

TERMS: Taxes, interest and costs owing to be paid immediately at the time of purchase by CASH, MONEY ORDER, BANK DRAFT, CERTIFIED CHEQUE, OR LAWYER'S TRUST CHEQUE. The balance of the purchase price, if any, must be paid within three (3) days of sale by cash, money order, bank draft, certified cheque, or lawyer's trust cheque.

Although the Municipality has made all reasonable efforts to confirm ownership, it 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. 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 this can be done.

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 Office, 495 Chebucto Street, Baddeck, NS. Inquiries can be directed to the Victoria County Property Tax Department at 902-295-3653.

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

Properties subject to HST charges will be collected from the successful bidder on top of the final bid price.

1. Assessment #00335355 - Assessed to Christine E. Blachford. Land only, located on Indian Brook Rd., Gillander Mountain, Westside Middle River. PID# 85010528. Lot size 125 acres +/- . Property is Redeemable and Not Land Registered.

Taxes, Interest and Expenses owing:

\$2,559.40
HST Applicable

2. Assessment #02862298 - Assessed Allen MacLean. Land only, located on Cabot Trail, Tarbot. PID# 85041242. Lot size 2 acres +/- . Property is Redeemable and Not Land Registered.

REMOVED - DEFERRED

\$634.32
HST Applicable

3. Assessment #02679507 - Assessed to Gary C. MacIver, Catherine Horne, Carole G. MacIver & Betty Jean Maillet. Land only, located at Old Tr 5, Nyanza. PID# 85012300. Lot size 75 acres +/- . Property is Not Land Registered.

REMOVED - DEFERRED

Taxes, Interest and Expenses owing:

\$1,863.26
HST Applicable

4. Assessment #02748428 - Assessed to Elsie MacDougall. Land/Building located on Williams Rd., Ingonish Beach. PID# 85045763. Lot size 17,700 sq. ft.+/- . Property is Redeemable and Not Land Registered.

Taxes, Interest and Expenses owing:

\$2,180.49

5. Assessment #05232937 - Assessed to Frank Warren & Pauline Louise Rogers. Land located at Round Lake, Nyanza. PID# 85045763. Lot size 100 acres +/- . Property is Redeemable and Not Land Registered.

REMOVED - PAID

Taxes, Interest and Expenses owing:

\$1,289.79
HST Applicable

6. Assessment #00375608 - Assessed to Charlotte MacLellan, Pers. Rep. Land located on Fraser Rd., St. Margaret's Village. PID# 85062917. Lot size 15,676 sq. ft. +/- Property is Redeemable and Not Land Registered.
REMOVED - PAID
Taxes, Interest and Expenses owing: **\$588.33**
HST Applicable
7. Assessment #01592181 - Assessed to Charlotte MacLellan, Pers. Rep. Land located on Fraser Rd., St. Margaret's Village. PID# 85062909. Lot size 38,115 sq. ft. +/- Property is Redeemable and Not Land Registered.
REMOVED - PAID
Taxes, Interest and Expenses owing: **\$745.30**
HST Applicable
8. Assessment #05153042 - Assessed to Charlotte MacLellan, Pers. Rep. Land located on Fraser Rd., St. Margaret's Village. PID# 85062842. Lot size 0.5 acre +/- Property is Redeemable and Not Land Registered.
REMOVED - PAID
Taxes, Interest and Expenses owing: **\$745.30**
HST Applicable
9. Assessment #06026419 - Assessed to Charlotte MacLellan, Pers. Rep. Land/Dwell/Bldg located at 109 Fraser Rd., St. Margaret's Village. PID# 85062883. Lot size 4.79 +/- Property is Redeemable and Not Land Registered.
REMOVED - PAID
Taxes, Interest and Expenses owing: **\$5,763.33**
10. Assessment #10551749 - Assessed to Malcolm MacDonald. Land located on Yankee Line Rd., Middle River. PID# 85062749. Lot size 1.22 +/- Property is Not Redeemable and Not Land Registered.
REMOVED - DEFERRED
Taxes, Interest and Expenses owing: **\$2,324.28**
HST Applicable
11. Assessment #10526582 - Assessed to Scott R. MacKinnon. Land/Bldg located on 14 Fraser Rd., St. Margaret's Village. PID# 85082493. Lot size 54,130 Sq. Ft. +/- Property is Redeemable and Not Land Registered.
Taxes, Interest and Expenses owing: **\$1,295.54**
12. Assessment #02086735 - Assessed to Aulay Johnson Howie. Land located on Harbourview Rd., North River Centre. PID# 85165801. Lot size 11,800 sq. ft. +/- Property is Not Redeemable and Not Land Registered.
Taxes, Interest and Expenses owing: **\$1,075.40**
HST Applicable
13. Assessment #02356244 - Assessed to Merrill Kerr. Land located on Meadow Rd., North River Bridge. PID# 85043149. Lot size 10,500 sq. ft. +/- Property is Not Redeemable and Not Land Registered.
Taxes, Interest and Expenses owing: **\$1,158.77**
HST Applicable
14. Assessment #02681897 - Assessed to Doris M. MacDonald, Diane M. MacDonald and Belinda Patterson. Land located at Hwy 223, Estmere. PID# 85003945. Lot size 2 acres. +/- Property is Not Redeemable and Not Land Registered.
Taxes, Interest and Expenses owing: **\$991.66**
HST Applicable
15. Assessment #09840036 - Assessed to Alexander C. Carsley & Mary C. Carsley. Land located at MacMillan Mountain Rd., Hunters Mountain. PID# 85153559. Lot size 25 acres. +/- Property is Redeemable and Land Registered.
Taxes, Interest and Expenses owing: **\$1,453.95**
HST Applicable
16. Assessment #09637087 - Assessed to WBDR Property Management. Land located at 57 Dannie Neils Lane, Middle River. PID# 85062859. Lot size 7.92 acres. +/- Property is Redeemable and Land Registered.
REMOVED - PAID
Taxes, Interest and Expenses owing: **\$1,167.91**
HST Applicable
17. Assessment #04937848 - Assessed to Hector Wilkie & Margaret Wilkie. Land located on Bay St. Lawrence Rd., Sugarloaf. PID# 85061653. Lot size 16,500 sq. ft. +/- Property is Redeemable and Not Land Registered.
Taxes, Interest and Expenses owing: **\$688.41**
HST Applicable

18. Assessment #03421147- Assessed to Ryan D. MacLellan. Land located on Kempt Head Rd., Boularderie Centre, PID# 85033396. Lot size 59 acres +/- . Property is Redeemable and Land Registered.

REMOVED - PAID

Taxes, Interest and Expenses owing: **\$1,153.62**
HST Applicable

19. Assessment #00530425- Assessed to Robert Wade Fitzgerald. Land/Bldg located at 483 New Haven Rd., New Haven, PID #85054583. Lot size 12,883 sq. ft. +/- . Property is Redeemable and Not Land Registered.

REMOVED - PAID

Taxes, Interest and Expenses owing: **\$1,080.53**

20. Assessment #00501816- Assessed to Timothy J. Miller. Land located on Yankee Line, Nyanza. PID #85078525. Lot size 30 acres +/- . Property is Redeemable and Land Registered.

Taxes, Interest and Expenses owing:

\$1,089.35
HST Applicable

21. Assessment #02972379- Assessed to Frank James MacRae. Land/Bldg located on 39 MacRae Rd., North River Bridge, PID #85043222. Lot size 40, 000 sq. ft. +/- . Property is Redeemable and Not Land Registered.

REMOVED - PAID

Taxes, Interest and Expenses owing: **\$1,112.17**

Please note the following definitions:

Land Registered: The property is migrated.

Not Land Registered: The property is not migrated.

Redeemable: The property can be redeemed within six (6) months by the listed owner in this ad.

Not Redeemable: The property cannot be redeemed by the listed owner in this ad.

Dated at Baddeck, N.S. June 17, 2023
Municipality of the County of Victoria (902-295-3653)
www.victoriacounty.com