

MUNICIPALITY OF THE COUNTY OF VICTORIA
TAX SALE BY TENDER
TENDER OPENING: TUESDAY, JULY 30, 2024 at 2:00 p.m.
Last updated: June 29, 2024

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 PUBLIC AUCTION** on **TUESDAY, JULY 30, 2024** unless before said time the amounts due are paid.

TERMS: SEALED TENDERS are to be submitted on the Municipality of Victoria's Bid Form in a plain envelope marked "Municipality of the County of Victoria Tax Sale by Tender # 01-2024", addressed to the Revenue Department, 495 Chebucto Street, P.O. Box 370, Baddeck, NS, B0E 1B0 no later than 12:00 p.m. (noon) July 30, 2024.

Tender packages (forms & terms) will be available for pick up at the Municipal Office, 495 Chebucto Street, Baddeck, NS or by download at www.victoriacounty.com, beginning on Tuesday, July 2, 2024.

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) on July 30, 2024. Faxed and electronic tenders are not accepted and will not be considered.

All tenders will be date 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 the tender to pay amount in full or the tender will be awarded to the next highest bidder(s).

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.

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 Revenue 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# 00537179 - Assessed to Vonnie Ellis. Land located at New Campbellton Road N., New Campbellton. PID# 85027985. Lot size 99.5 acres +/- . Property is Not Land Registered and Redeemable.
Taxes, Interest and Expenses owing: **\$1,144.09**
HST Applicable
2. Assessment# 00662887 - Assessed to Ernest Bayne Capstick. Land/Building located at 1105 Meat Cove Rd, Capstick. PID# 85062164. Lot size 50 acres +/- . Property is Not Land Registered and Redeemable.
Taxes, Interest and Expenses owing: **\$5,245.60**
3. Assessment# 02814013 - Assessed to Brian D. MacKay and Robin C. MacKay. Land/Building **PLEASE NOTE UNSIGHTLY FORMS ARE FILED ON PROPERTY** located at 47778 Cabot Trail, Tarbot. PID# 85041416. Lot size 10,000 square ft +/- . Property is Not Land Registered and Not Redeemable.
Taxes, Interest and Expenses owing: **\$15,235.67**

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.

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.

Dated at Baddeck, N.S. June 29, 2024
Municipality of the County of Victoria (902-295-3653)