

MUNICIPALITY OF THE COUNTY OF VICTORIA

TAX SALE BY PUBLIC AUCTION

Tuesday, May 20TH, 2025 11:00 AM

Last updated: April 15th, 2025

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the NS Municipal Government Act 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, MAY 20TH, 2025**, at **11:00 am**, unless before said time the amounts due are paid.

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. The Municipality 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**.

PLEASE NOTE: Tax Sales do not in all circumstances clear up defects in the 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.

IMPORTANT INFORMATION:

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.

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.

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.

Properties subject to HST charges will be collected from the successful bidder on top of the FINAL BID PRICE.

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

Tax sale listings can be found online at www.victoriacounty.com or at the Municipal Building at 495 Chebucto St., Baddeck.

Dated at Baddeck, N.S. April 15, 2025
Municipality of the County of Victoria
www.victoriacounty.com

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1. **AAN:** 02933209 / **PID:** 85005122 – Property assessed to Francis Brian MacNeil.
Land/Dwelling/Building, located at 656 Barra Glen Rd, Barra Glen, 39 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$4,451.36

2. **AAN:** 02943727 / **PID:** 85005007 – Property assessed to Francis Brian MacNeil.
Land only, located at Barra Glen Rd, Highland Hill, 56 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$1,147.95 + HST

3. **AAN:** 10324424 / **PID:** 850074839 – Property assessed to Francis Brian MacNeil.
Land only, located at Highland Hill Rd, Highland Hill, 45 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$916.66 + HST

4. **AAN:** 10324432 / **PID:** 85098929 – Property assessed to Francis Brian MacNeil.
Land only, located at Dunn Rd, Barra Glen, 18 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$607.18 + HST

5. **AAN:** 05645506 / **PID:** 85000065 – Property assessed to Catherine MacKenzie.
Land only, located at Washabuck Rd, Washabuck Bridge, 9.1 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$1,299.33 + HST

6. **AAN:** 10897882 / **PID:** 85172971 – Property assessed to Catherine MacKenzie.
Land only, located at Washabuck Rd, Washabuck Bridge, 37,500 sq feet +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$541.85

7. **AAN:** 02814013 / **PID:** 85041416 – Property assessed to Brian D MacKay & Robin C MacKay.
Land/Dwelling, located at 47778 Cabot Trail, Tarbot, 10,000 sq. feet +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$16,936.23

8. **AAN:** 05160391 / **PID:** 85057552 – Property assessed to Northern Victoria Community Assoc.
Land/Dwelling, located at 29485 Cabot Trail, Cape North, 6 Acres +/-.
Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$22,392.41

9. **AAN:** 09027270 / **PID:** 85079333 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2.87 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,858.77

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10. **AAN:** 09027300 / **PID:** 85079341 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2.82 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,858.77

11. **AAN:** 09027335 / **PID:** 85079358 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2.4 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,858.77

12. **AAN:** 09027378 / **PID:** 85079366 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2.09 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,858.77

13. **AAN:** 09027408 / **PID:** 85079374 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,858.77

14. **AAN:** 09027432 / **PID:** 85082386 – Property assessed to “Owner Unknown”.
Land only, located at Williams Rd, Ingonish Beach, 2.96 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,712.45

15. **AAN:** 10764297 / **PID:** 85169506 – Property assessed to William F. McCurdy.
Land only, located at Cabot Trail, St. Anns, 9 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$3,397.17

16. **AAN:** 10764300 / **PID:** 85169514 – Property assessed to William F. McCurdy
Land only, located at Cabot Trail, St. Anns, 7 Acres +/-.
Not Redeemable/ Not Land Registered.
Taxes, Interest and Expenses owing: \$13,403.52