



Municipality of the District of St. Mary's

PROPERTY TAX SALE BY SEALED TENDER – Accepted until 11am, Tuesday, June 29th, 2021

In accordance with Section 142 of the Municipal Government Act (MGA) of the Province of Nova Scotia, **PUBLIC NOTICE** is hereby given that the lands and premises situated in the Municipality of the District of St. Mary's shall be **SOLD BY TENDER**, unless, before the date of the tax sale, the full outstanding balance on the account is paid in full.

Tenders shall be submitted in a sealed envelope, addressed to the undersigned and shall be clearly marked on the outside of the envelope **"TAX SALE & PROPERTY AAN #"**. Bidders shall complete the "Tender Form" for the property.

Terms: Bidder must meet the minimum bid set per property; bid price will be plus HST (if applicable). It is the bidder's responsibility to cover the preparation and costs associated with the Tax Deed. The accepted tender price must be paid within three full business days after being notified of acceptance, minimum bid does not have to be paid until bidder is notified that they are the successful bidder. Failure to pay the accepted tender price within three full business days will result in the tender being awarded to the next highest bidder above the minimum bid. The Municipality of the District of St. Mary's will accept cash, money order, debit, certified cheque or lawyer's trust cheque.

One tender form per assessment account must be submitted and it is the responsibility of the bidder to ensure tenders submitted by mail are received by **11am Tuesday, June 29th, 2021. Faxed and/or electronically submitted tenders are not acceptable and will be not 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 bid and awarded. Tender opening will not be open to the public due to COVID restrictions but will be audio recorded and posted on the municipal website within 24 hours of opening. *** Please note the balance owing does not include the 2021/2022 municipal taxes. ***

Property will be sold "as is where is". Although the Municipality of St. Mary's has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the aforementioned property. Prospective purchasers are responsible to conduct their own searches and surveys or other investigations.

<i>Tax Sale #</i>	<i>AAN</i>	<i>PID</i>	<i>Assessed To</i>	<i>Description</i>	<i>Lot Size (More or Less)</i>	<i>Minimum BID</i>	<i>Redeemable or Non-redeemable</i>
1			REMOVED				
2	02084341	35120336	FLEET CLEMENT	1659 Hwy 7 Marie Joseph, land only, HST applicable	5,000 sq feet	\$ 22,665	Non-Redeemable
3	00602507	37580602	MCINNIS SCOTT D & BARBARA L GRAY	Cameron Settlement, Caledonia, land & dwelling	1.0 Acre	\$ 19,223	Non-Redeemable
4			REMOVED				
5	04752686	37530029	GOODMAN ROSEN INC ITF, Percy J Raymond & Tracy D Jewers	Hwy #7 Ecum Secum, land only, HST applicable	1.85 Acres	\$ 18,029	Non-Redeemable
6	03850366	37529278	PYE ROBIN, ROBERT WILLIAM PYE	30 Wharf Loop Ecum Secum, land & dwelling	8,000 Sq Feet	\$ 14,507	Non-Redeemable
7	1265202	37531076	BRANDAL JOAN	Bakers Pye Cemetery rd, land only, HST applicable	12,500.0 sq ft	\$ 10,961	Non-Redeemable
8	5539285	35125624	STEWART CHRISTOPHER DOUGLA	15 R-8 Rd. Lot K-6 New Chester, land & dwelling	40,000 sq. ft.	\$ 9,772	Non-Redeemable
9			REMOVED				
10	465852	37530375	FLEET CLEMENT	Highway 7 Marie Joseph, land & dwelling	1.5 acre(s)	\$ 8,398	Non-Redeemable
11			REMOVED				
12	03645754	37530649	PACE KAREN LOUISE	1758 Highway 7 Marie Joseph, land & dwelling	1.14 acre(s)	\$ 6,973	Redeemable
13	7142617	35088947	FLEET CLEMENT	Highway 7 Ecum Secum, land only, HST applicable	25 Acre(s)	\$ 6,869	Non-Redeemable

14			REMOVED				
15	3850692	37528577	PYE WILLARD DEMPSEY EST	Highway 7 Ecum Secum, land only, HST applicable	7.98 acre(s)	\$ 6,242	Non-Redeemable
16			REMOVED				
17			REMOVED				
18			REMOVED				
19			REMOVED				
20			REMOVED				
21			REMOVED				
22	1527355	35224146	FOISSET MURIEL	Ecum Secum, land only, HST applicable	10 acre(s)	\$ 3,979	Non-Redeemable
24	6007856	37540515	PACE ANDREW	New Chester Rd, Ecum Secum, land only, HST applicable	13600.00 sq. ft.	\$ 3,928	Redeemable
25	4968174	37530078	WILSON MARJORIE	Highway 7 Ecum Secum, land only, HST applicable	20 Acres	\$ 3,873	Redeemable
26			REMOVED				
27			REMOVED				
28	1516442	37528155/37543063	FLEET WALTER EST, Ethel Fleet, Evelyn Fleet, Percy Fleet & Oland Fleet	242 Fleet Settlement Rd, land only, HST applicable	30 acre(s)	\$ 2,527	Non-Redeemable
29	10608740	37547163	CAPE CHIGNECTO LANDS LIMIT	973 Dean Settlement Rd, land only, HST applicable	27336.0 sq. ft.	\$ 2,272	Redeemable
30			REMOVED				
31	4968239	37530086	WILSON MARJORIE	Highway 7 Lot A-8 Ecum Secum, land only, HST applicable	1.5 acres	\$ 2,109	Redeemable
32			REMOVED				
33	1456547	37543808	FLEET CLEMENT	Highway 7 Ecum Secum, land only, HST applicable	1.0 acre(s)	\$ 1,878	Non-Redeemable
34			REMOVED				
35			REMOVED				
36	2239655	37520392	JOHNS RHODA	Macs Lane Goshen, land only, HST applicable	10000.0 sq. ft.	\$ 1,594	Non-Redeemable
37	10234468	37549391	FLEET ROBERT REP	Highway 7 Ecum Secum, land only, HST applicable	15 acre(s)	\$ 1,586	Non-Redeemable
38	5618061	37505187	ARMSWORTHY RONALD D	210 Walker Rd Lot L-24 Glenelg, land only, HST applicable	22500.0 sq. ft.	\$ 1,581	Redeemable
39			REMOVED				
40	5092094	37547965	FREEMAN DONALD C	Hapes Point Rd, Lot 38, land only, HST applicable	1.2 acre(s)	\$ 1,353	Redeemable
41	1329766	37510849	ARMSTRONG ALVIN PETER	Highway 347 New Town, land only, HST applicable	27000.0 sq. ft.	\$ 1,325	Non-Redeemable
42	5267072	37550902	MASON ROY C., Amy M Mason	Port Bickerton Rd, Harpellville, land only, HST applicable	3.0 acre(s)	\$ 1,269	Non-Redeemable
43			REMOVED				

44	5738903	35224690	MACGRATH CHARLES	Highway 7 Aspen, land only, HST applicable	3940.0 sq. ft.	\$ 1,150	Redeemable
45			REMOVED				
46			REMOVED				
47	188344	37506110	FRALICK WILFRED R JR, Margaret M Gordon	Highway 211 Port Hilford, land only, HST applicable	15000.0 sq. ft.	\$ 1,021	Redeemable
48			REMOVED				
49			REMOVED				
50			REMOVED				
51	7112270	37541489	KINLEY SANDRA MARIE (ITF)	Sonora Rd, Wine Harbour, land only, HST applicable	52.0 acre(s)	\$ 917	Non-Redeemable
52			REMOVED				
53	754579	37505658	MILLS GLENNA, Richard Mills	Highway 211 Indian Harbour Lake, land only, HST applicable	20000.0 sq. ft.	\$ 777	Non-Redeemable
54			REMOVED				

Terms: Taxes, Interest and Cost owing (Amount Advertised) to be paid at the time of sale by cash, money order, debit, certified cheque or lawyer's trust cheque, balance of your bid to be paid within 3 business days after the sale. **The cost to prepare and register the tax deed is the responsibility of the purchaser and is not included in Tax Sale Costs.** HST may be applicable. 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 their interest may be. If you are intending to clear up defects in the title of the property by way of Tax Sale, you are advised to obtain a Legal Opinion as to whether or not this can be done. Note: For properties with less than 6 years owing, the redemption period has been reduced from 12 months to 6 months by the Municipal Government Act, Section 152. The Municipality of the District of St. Mary's makes no representations or warranties to any purchaser regarding the fitness, geophysical or environmental suitability of the land(s) offered for sale for any particular use and are being sold on an "as is" basis only.

Dated: June 29, 2021

Marian Fraser, Director of Finance/Treasurer, Municipality of the District of St. Mary's