



Municipality of the District of St. Mary's - NOTICE OF TAX SALE

In the matter of the Municipal Government Act of Nova Scotia Part VI and any subsequent amendments, the following lands and premises situated in the Municipality of the District of St. Mary's will be sold at Public Auction for arrears of rates and taxes, interest and expenses, as set forth below at the hour of **11:00 am, Thursday, January 17th, 2019** at the Municipal Office in Sherbrooke, Nova Scotia (8296 Highway #7) unless the amounts respectively due are paid in full on or before said date. A description of the noted properties may be seen at the Municipal Office in Sherbrooke, NS between the hours of 8:30 am and 4:00 pm Monday to Friday.

1. **AAN #07131631, PID#37532868, Assessed to Florence Janice Phinney**, 72 Old Church Road, Glenelg, Lot 2, 2018 Assessed Value \$37,700 (Residential Taxable) Containing 4.71 acres, more or less, land and dwelling. Total owing \$3,744.90 (Non-HST Applicable). Redeemable.
2. **AAN #04884612, PID#37507662, Assessed to James Wheatly & Carol Anne McLean**, Sonora Rd, Sonora, 2018 Assessed Value \$8,500 (Resource Taxable), Containing 15.4 acres, more or less, land only. Total owing \$4,942.11. (HST Applicable). Non-redeemable.
3. **AAN #03915247, PID#35182849, Assessed to James (Jimmie) Hartling**, Hwy #7 Liscomb, 2018 Assessed Value \$27,200 (Residential Taxable) & \$2,700 (Resource Taxable), Containing 11.5 acres, more or less, land only. Total owing \$5,517.57. (HST Applicable). Redeemable.
4. **REMOVED**
5. **AAN #09336915, PID #35174291, Assessed to Elizabeth Frothingham**, Little Liscomb Road, Little Liscomb, 2018 Assessed Value \$36,300 (Resource Taxable), Containing 2.0 acres, more or less, land only. **Total owing \$1,817.81** (HST Applicable) Redeemable
6. **REMOVED**
7. **AAN #02418029, PID #37548880, Assessed to Elizabeth Frothingham**, Hemloe Island, Liscomb Harbor, 2018 Assessed Value \$16,100 (Residential Taxable), Containing 10.0 acres, more or less, land and dwellings. **Total owing \$2,666.65** (Non-HST Applicable) Redeemable
8. **AAN #02418002, PID #37522125, Assessed to Elizabeth Frothingham**, 42 MacKinley Point Road, Spanish Ship Bay, 2018 Assessed Value \$17,600 (Residential Taxable), Containing 1.0 acres, more or less, land and dwelling. **Total owing \$3,102.08** (Non-HST Applicable) Redeemable
9. **AAN #01516205, PID #37528478, Assessed to Maureen Glover**, 202 Hwy #7, Ecum Secum, 2018 Assessed Value \$40,800 (Residential Taxable), Containing 7.5 acres, more or less, land & dwelling. **Total owing \$2,918.39** (Non-HST Applicable) Redeemable
10. **AAN #01262106, PID #37523867, Assessed to Elizabeth Frothingham**, 282 Little Liscomb Road, Little Liscomb, 2018 Assessed Value \$37,300 (Residential Taxable), Containing 2.0 acres, more or less, land & dwelling. **Total owing \$3,495.78** (Non-HST Applicable) Redeemable
11. **AAN #01026712, PID #35182377, Assessed to Gerald Francis Wallace** 1328 Hwy 348, Caledonia, 2018 Assessed Value \$75,100 (Residential Taxable) & \$5,600 (Resource Taxable), Containing 6.4 acres, more or less, land & dwelling. **Total owing \$14,972.68** (Non-HST Applicable) Non-Redeemable
12. **AAN #00985848, PID #37546447, Assessed to Calder Hugh Creelman, Lloyd Stevens, Frank M Morgan & Darrel Creelman**, Hwy 347, Trafalgar, 2018 Assessed Value \$7,200 (Resource Forest), Containing 20.0 acres, more or less, land only. **Total owing \$7,762.83** (HST Applicable) Non-Redeemable
13. **REMOVED**
14. **AAN #00346551, PID #37506524, Assessed to Garnet Blakely**, West Side Indian Harbour Lake, 2018 Assessed Value \$11,600 (Residential Taxable), Containing 2.4 acres, more or less, land only. **Total owing \$1,872.26** (HST Applicable) Redeemable

15. **AAN #00103438, PID #37533494, Assessed to David Landzaat**, 4880 Hwy 348, Smithfield, 2018 Assessed Value \$32,200 (Residential Taxable), Containing 3.0 acres, more or less, land and dwelling. **Total owing \$2,511.89** (Non-HST Applicable) Redeemable
16. **AAN #05746809, PID #35122787, Assessed to Darrell & Kara Baker**, Hwy 7, Ecum Secum, 2018 Assessed Value \$29,600 (Resource Taxable), Containing 8.0 acres, more or less, land only. **Total owing \$1,974.67** (HST Applicable) Redeemable
17. **REMOVED**
18. **AAN #04378199, PID #37511029/37522786, Assessed to 5747270 Manitoba Ltd.** 4749 Hwy 7, Spanish Ship Bay, 2018 Assessed Value \$29,500 (Residential Taxable), Containing .5145 acres, more or less, land & building. **Total owing \$2,511.33** (Non-HST Applicable) Redeemable
19. **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: January 4, 2019

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