



Municipality of the District of St. Mary's
NOTICE OF TAX SALE
11:00 a.m., Tuesday, February 25th, 2020
8296 Highway #7, Sherbrooke



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 a live Public Auction for arrears of rates and taxes, interest and expenses, as set forth below at the hour of **11:00 am, Tuesday, February 25th, 2020** 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, after January 2nd, 2020. Additional details regarding the tax sale and the live public auction can be found at <https://www.saint-marys.ca/tax-sale.html>.

1. **AAN #03149595, PID#37545712, Assessed to Charles F Rudolph & Pamela Mills**, 523 Little Liscomb Rd, Little Liscomb, 2019 Assessed Value \$8,500 (Residential Taxable) Containing 23,750 sq feet, more or less, land only. Total owing \$790.58 (HST Applicable). Redeemable.
2. **AAN #03230007, PID#37544715, Assessed to Charles F Rudolph & Pamela Mills**, Little Liscomb Rd, Little Liscomb, 2019 Assessed Value \$5,600 (Residential Taxable), Containing 8,000 sq feet, more or less, land & dwelling. Total owing \$1,149.35. (Non-HST Applicable). Redeemable.
3. **AAN #02084341, PID#35120336, Assessed to Clement Fleet**, 1659 Hwy #7, Lot 1, Marie Joseph, 2019 Assessed Value \$2,500 (Resource Taxable), Containing 5,000 sq feet, more or less, land only. Total owing \$20,473.97. (HST Applicable). Non-Redeemable.
4. **AAN #01886487, PID #37503711, Assessed to Dennis Edward Wilmot**, 182 Goldenville Road, Goldenville, 2019 Assessed Value \$21,300 (Residential Taxable), Containing 28,000 sq feet, more or less, land & dwelling. **Total owing \$15,860.56** (Non-HST Applicable) Non-Redeemable
5. **AAN #01733044, PID #37511128, Assessed to Gold Star Christmas Tree Exporters**, Welsh Road, Aspen, 2019 Assessed Value \$36,000 (Resource Taxable), Containing 100.0 acres, more or less, land only. **Total owing \$2,681.12** (HST Applicable) Non-Redeemable
6. **AAN #01702653, PID #37523362, Assessed to Elizabeth Frothingham**, 4964 Hwy #7, Liscomb, 2019 Assessed Value \$40,300 (Residential Taxable) & \$900 (Resource Taxable), Containing 6.2 acres, more or less, land and dwelling. **Total owing \$5,308.48** (Non-HST Applicable) Non-Redeemable
7. **AAN #01644009, PID #37523321, Assessed to Stephan M Dzedzitz**, Pyes Head Road, Liscomb, 2019 Assessed Value \$39,300 (Residential Taxable) & \$9,300 (Resource Taxable), Containing 18.0 acres, more or less, land only. **Total owing \$2,879.97** (HST Applicable) Redeemable
8. **AAN #01026712, PID #35182377, Assessed to Gerald Francis Wallace** 1328 Hwy 348, Caledonia, 2019 Assessed Value \$76,400(Residential Taxable) & \$5,600 (Resource Taxable), Containing 6.4 acres, more or less, land & dwelling. **Total owing \$17,180.60** (Non-HST Applicable) Non-Redeemable
9. **AAN #00991082, PID #37528387, Assessed to Clara J Cristofferson**, 168 Hwy 7, Ecum Secum, 2019 Assessed Value \$39,500 (Residential Taxable), Containing 2.0 acres, more or less, land and dwelling. **Total owing \$19,107.93** (Non-HST Applicable) Non-Redeemable

10. **AAN #00602507, PID #37580602, Assessed to Scott D McInnis & Barbara L Gray**, Cameron Settlement Rd, Caledonia, 2019 Assessed Value \$46,900 (Residential Taxable), Containing 1.0 acres, more or less, land & dwelling. **Total owing \$16,363.40** (Non-HST Applicable) Non-Redeemable
11. **AAN #00289361, PID #37521887, Assessed to Robin Helena Richards**, Hwy 7, Liscomb Mills, 2019 Assessed Value \$9,100 (Residential Taxable), Containing 12,500 sq feet, more or less, land only. **Total owing \$1,505.93** (HST Applicable) Non-Redeemable
12. **AAN #00465852, PID #37530375, Assessed to Clement Fleet**, Hwy 7, Marie Joseph, 2019 Assessed Value \$31,700 (Residential Taxable), Containing 1.5 acres, more or less, land & dwelling. **Total owing \$6,384.37** (Non-HST Applicable) Non-Redeemable
13. **AAN #00190586, PID #37541943, Assessed to Marco Rothenbueller**, Sonora Rd, Wine Harbour, 2019 Assessed Value \$9,500 (Resource Taxable), Containing 62.0 acres, more or less, land only. **Total owing \$1,259.09** (HST Applicable) Non-Redeemable
14. **AAN #10150744, PID #35204882, Assessed to Douglas Wayne Kartushyn**, Hwy 7, Lot 11 Goldenville, 2019 Assessed Value \$68,900 (Residential Taxable), Containing 5.3 acres, more or less, land only. **Total owing \$3,758.33** (Non-HST Applicable) Redeemable
15. **AAN #04752686, PID #37530029, Assessed to Raymond P Jewers, Tracy D Jewers & Goodman Rosen Inc.**, Hwy 7, Ecum Secum, 2019 Assessed Value \$23,400 (Commercial Taxable), Containing 1.85 acres, more or less, land only. **Total owing \$15,176.37** (HST Applicable) Non-Redeemable
16. **AAN #04884612, PID #37507662, Assessed to James Wheatly & Carol Ann Mclean**, Sonora Rd, Sonora, 2019 Assessed Value \$8,500 (Resource Taxable), Containing 15.4 acres, more or less, land only. **Total owing \$5,668.82** (HST Applicable) Non-Redeemable
17. **AAN #05539285, PID #35125624, Assessed to Christopher D Stewart**, 15 R-8 Road, New Chester, Lot K-6, 2019 Assessed Value \$29,800 (Residential Taxable), Containing 40,000 sq feet, more or less, land & dwelling. **Total owing \$7,834.98** (Non-HST Applicable) Non-Redeemable
18. **AAN #09551476, PID #35194448, Assessed to Sharon J Tate**, Lot 2012-R1, Lochiel Lake Rd, South Lochaber, 2019 Assessed Value \$7,600 (Resource Farm), \$2,900 (Resource Forest) & \$4,600 (Resource Taxable), Containing 31.5 acres, more or less, land only. **Total owing \$891.05** (HST Applicable) Non-Redeemable

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: December 18, 2019 Marian Fraser, Director of Finance/Treasurer, Municipality of the District of St. Mary's