



Municipality of the District of St. Mary's
NOTICE OF TAX SALE – PUBLIC AUCTION
11:00 a.m., Tuesday, March 7th, 2023
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, March 7th, 2023** 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 3rd, 2023. Additional details regarding the tax sale and the live public auction can be found at <https://www.saint-marys.ca/tax-sale.html>.

1. **REMOVED**
2. **REMOVED**
3. **AAN #01921959, PID#37524295, *Assessed to Robert Simonds Jr & Maudena Simonds***, Little Liscomb Road, Liscomb, 2022 Assessed Value \$36,300 (Residential Taxable), Containing 1.2 Acre(s), more or less, land only. **Total owing \$2,560.08.** (HST Applicable). Redeemable.
4. **AAN #04697545, PID #37530532, *Assessed to James Turner***, 1691 Hwy 7, Marie Joseph, 2022 Assessed Value \$22,200 (Residential Taxable), Containing 0.26 Acres, more or less, land & dwelling. **Total owing \$2,094.89** (Non-HST Applicable) Redeemable
5. **AAN #05097371, PID #35220433, *Assessed to Everett L. Tybert***, Hwy #7, West Liscomb, 2022 Assessed Value \$6,000 (Resource Taxable), Containing 1.43 Acre(s), more or less, land only. **Total owing \$718.42** (HST Applicable) Redeemable
6. **AAN #05471613, PID #37551991, *Assessed to Margaret Langille Est.***, Port Bickerton Road, Harpellville, 2022 Assessed Value \$500 (Resource Taxable), Containing 12,000 Square feet, more or less, land only. **Total owing \$574.52** (HST Applicable) Redeemable
7. **AAN #05536693, PID #37523743, *Assessed to Charles Mielke***, Pyes Little Liscomb Road, Liscomb, 2022 Assessed Value \$8,500 (Residential Taxable) Containing 0.40 Acre(s), more or less, land only. **Total owing \$1,374.84** (HST Applicable) Redeemable
8. **AAN #09249532, PID #37540630, *Assessed to Judith A Gazso & Andrew Gazso*** Waternish Road, Waternish, 2022 Assessed Value \$300 (Resource Taxable), Containing 2.0 Acre(s), more or less, land only. **Total owing \$561.92** (HST Applicable) Redeemable. *** The Municipality has received information, which it has not verified, that the property is wood turtle habitat and that buyers are responsible for investigating whether there are consequences arising from that, and if so the extent of those consequences.*
9. **REMOVED**

10. **REMOVED**

11. **REMOVED**

12. **AAN #02688034, PID #37502259, Assessed to Leander Phillip Paul** 31 Main Street, Sherbrooke, 2022 Assessed Value \$44,100 (Residential Taxable) & \$44,100 (Commercial Taxable), Containing 5,110 square feet, more or less, land & dwelling/commercial structure. **Total owing \$12,129.14** (HST Applicable) Redeemable. Dwelling/structure is connected to Sherbrooke Water and Sewer Utilities.

13. **REMOVED**

14. **REMOVED**

15. **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. New Provincial Deed Transfer Tax is the responsibility of the purchaser.** 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: March 6, 2023 - Marian Fraser, Director of Finance/Treasurer, Municipality of the District of St. Mary's