



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.

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	03849163	37529229	PYE FREEMAN G EST	26 Wharf Loop, land & dwelling	0.2 Acre	\$ 24,783	Non-Redeemable
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	01886487	37503711	WILMOT DENNIS EDWARD	182 Goldenville Road, Goldenville, land & dwelling	28,000 Sq. Ft	\$ 18,474	Non-Redeemable
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	1086235	37548591/ 37543741	DARR KENT EST	748 Highway 7 Ecum Secum, land & dwelling	0.4 acre(s)	\$ 8,723	Non-Redeemable
10	465852	37530375	FLEET CLEMENT	Highway 7 Marie Joseph, land & dwelling	1.5 acre(s)	\$ 8,398	Non-Redeemable

11	4752449	37528940	VEINOTTE GLORIA MAE	Ecum Secum, land only, HST applicable	50 acre(s)	\$ 7,194	Non-Redeemable
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	7150830	37581832	KELLY CLAUDE E, Shelly L Kelly	2033 New Chester Rd, land only, HST applicable	40000.0 sq. ft.	\$ 6,710	Non-Redeemable
15	3850692	37528577	PYE WILLARD DEMPSEY EST	Highway 7 Ecum Secum, land only, HST applicable	7.98 acre(s)	\$ 6,242	Non-Redeemable
16	5137047	35201011	PEARCE MALCOLM, May Pearce	3093 Sonora Rd, land & dwelling	3 acre(s)	\$ 5,896	Redeemable
17	1515489	37529914	FLEET CLEMENT	52 Fleets Loop, Ecum Secum, land & dwelling	3.5 acre(s)	\$ 5,729	Redeemable
18	7117310	37535309	COADY MARY CLAIRE, Mary Claire Coady	685 Lake Rd. Lot 1 Smithfield, land & dwelling	26.7 acre(s)	\$ 5,538	Redeemable
19	10560160	37580982	CROFT DOUGLAS	West Liscomb Point Rd, land only, HST applicable	25 acre(s)	\$ 4,116	Redeemable
20	39071	37520848	ALEXANDER JEFFREY, Lynn Alexander	127 Goshen - Fishers Mills Rd, land only, HST applicable	1 acre	\$ 4,120	Redeemable
21	4353226	37552098	CAMERON WAYNE D., Phyllis Eva Cameron	3798 Cameron Settlement Rd, land only, HST applicable	4.3 Acre(s)	\$ 4,050	Redeemable
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	4079876	37547445	FLEET CLEMENT	1614 Highway 7 Marie Joseph, land only, HST applicable	8712.0 sq. ft	\$ 3,739	Redeemable
27	3685853	37518214	MACGRATH DORIS C	South Lochaber, land only, HST applicable	1.13 acre(s)	\$ 2,600	Redeemable
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	10641764	37532272	CAMERON WAYNE D., Phyllis Eva Cameron	Cameron Settlement Rd, Caledonia, land only, HST applicable	21.25 acre(s)	\$ 2,178	Redeemable
31	4968239	37530086	WILSON MARJORIE	Highway 7 Lot A-8 Ecum Secum, land only, HST applicable	1.5 acres	\$ 2,109	Redeemable
32	4617126	37530367	FLEET CLEMENT	1623 Highway 7 Marie Joseph, land only, HST applicable	4118.0 sq. ft	\$ 1,961	Redeemable
33	1456547	37543808	FLEET CLEMENT	Highway 7 Ecum Secum, land only, HST applicable	1.0 acre(s)	\$ 1,878	Non-Redeemable
34	3085252	37529377	PRIOR CHERYL ANN	Wharf Rd Ecum Secum, land only, HST applicable	21780.0 sq.ft.	\$ 1,754	Non-Redeemable
35	4327063	37533817	MACINNIS BRADLEY	555 Lake Rd Smithfield, land only, HST applicable	27.5 Acre(s)	\$ 1,695	Redeemable
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	190594	37508470	OUHILAL YASSINE	Wine Harbour Village Rd, Parcel A, land only, HST applicable	48.1 acre(s)	\$ 1,402	Redeemable
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	219193	37527819	PYE VIOLET EL AL, Jean Muriel Pye - Trustees	New Chester Rd, land only, HST applicable	35.0 acre(s)	\$ 1,238	Non-Redeemable
44	5738903	35224690	MACGRATH CHARLES	Highway 7 Aspen, land only, HST applicable	3940.0 sq. ft.	\$ 1,150	Redeemable
45	10641772	37532330	CAMERON WAYNE D., Phyllis Eva Cameron	Cameron Settlement Rd, Lot 2 Caledonia, land only, HST applicable	1.3 acre(s)	\$ 1,134	Redeemable
46	318493	37527520	BEZANSON JOHN EDWARD	New Chester Rd, land only, HST applicable	.5 acre(s)	\$ 1,092	Redeemable
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	10333326	37529799	FLEET CLEMENT	Highway 7, Ecum Secum, land only, HST applicable	75 acre(s)	\$ 983	Non-Redeemable
49	10658276	35224369	OWNER UNKNOWN	Cameron Settlement Rd, land only, HST applicable	10.0 acre(s)	\$ 923	Redeemable
50	1779036	37545993	GRANT CHARLES	Meadow Brook Rd, Argyle, land only, HST applicable	8000.0 sq. ft.	\$ 918	Non-Redeemable
51	7112270	37541489	KINLEY SANDRA MARIE (ITF)	Sonora Rd, Wine Harbour, land only, HST applicable	52.0 acre(s)	\$ 917	Non-Redeemable
52	45888	37528197	DOWNEY ROY HARDING, Brenda Helen Downey	Spider Lake, land only, HST applicable	22500.0 sq. ft.	\$ 809	Redeemable
53	754579	37505658	MILLS GLENNA, Richard Mills	Highway 211 Indian Harbour Lake, land only, HST applicable	20000.0 sq. ft.	\$ 777	Non-Redeemable
54	9850686	35198639	BOCK ERIK	Back Rd Marie Joseph, land only, HST applicable	5000.0 sq. ft.	\$ 769	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: April 23rd, 2021

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

