



Municipality of the District of St. Mary's
8296 Hwy #7 Sherbrooke, NS
PROPERTY TAX SALE BY SEALED TENDER

Notice is hereby given, in accordance with the Municipal Government Act, Part 6 Section 143(4), that the Municipality of the District of St. Mary's is inviting sealed tenders for the following property:

1. **AAN# 01026712, Assessed to Gerald Francis Wallace**, 2020 Residential Assessment \$76,800 & Resource Assessment \$5,500, PID #35182377, 1328 Hwy #348, Caledonia, Containing 6.4 Acres, more or less, land & dwelling
Minimum Bid: \$5,000, Non-Redeemable

For a more detailed description of the property, please contact the Municipality of St. Mary's at 8296 Hwy #7, Sherbrooke, NS, 902-522-2049.

Tenders shall be submitted in a sealed envelope, addressed to the undersigned and shall be clearly marked on the outside of the envelope "**PROPERTY TAX SALE BY TENDER**". Bidders shall complete the "Tender Form" for the property. The Tender form is available from the Municipality of St. Mary's by telephone 902-522-2049 or by email marian.fraser@saint-marys.ca.

Tenders will be accepted until 9:00 am on Wednesday, February 3rd, 2021.

Terms: Bidder must meet the minimum bid set per property; bid price includes HST (if applicable) and Certificate of Sale. 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. 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.

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.

The Municipality reserves the right to reject any or all tenders, not necessarily accept the highest tender, or to accept any tender which it may consider to be in its best interest. The Municipality also reserves the right to waive formality, informality or technicality in any tender. Tenders must be received by a qualified bidder. Immediate family or business affiliates of the property owner are not considered a qualified bidder.

Tender Opening: Tenders will be opened Wednesday, February 3rd, at 9:00am in the Council Chambers at 8296 Hwy 7 Sherbrooke, NS, if you wish to view the opening attendees must register due to COVID19 restrictions. Once opened, tenders will be deferred to the COTW for a formal decision and awarding. Formal notice will be given the following business day and the successful bidder will have three full business days after notice to pay in full.

Marian Fraser
Director of Finance/Treasurer
Dated: December 15, 2020



TENDER FORM
Property Tax Sale by Sealed Tender

NAME: _____

ADDRESS: _____

TELEPHONE#: _____ FAX #: _____

E-MAIL: _____

ASSESSMENT # 01026712 BID AMOUNT _____ (INCLUDES HST)

SIGNED: _____ DATE: _____

Summary Instructions for Sealed Tenders

1. One tender form per assessment number must be submitted
2. 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 are being sold on an "as is" basis land.
3. Tax Sales do not always clear up defects in title, the tax deed only conveys the interest of those assessed.
4. Section 144(2) of the NS MGA Purchase of Tax Sale Property by Municipal Employees or the Spouses is not permitted.
5. The successful bidder will be given three full business days after the awarding of the tender to pay amount in full.
6. Faxed/electronic tenders will not be considered.
7. The Municipality reserves the right to reject any or all tenders, not necessarily accept the highest tender, or to accept any tender which it may consider to be in its best interest.