



## PROPERTY TAX SALE BY SEALED TENDER

In the matter of the Municipal Government Act of the Province of Nova Scotia

NOTICE is hereby given in accordance with the Municipal Government Act, Part VI section 142(2), that the Municipality of the County of Richmond is inviting sealed tenders for the following properties:

NO.	District	PID #	AAN #	Assessed Name	Description / Address / Location/ Size	Redeem-able	Taxes, Interest, Other Charges	Minimum Bid
1	#1	75008987	00386804	Kimberlee Elizabeth Coates	Land, 11 Ben Boudreau Lane, Boudreauville - 5,600 SqFt	No	\$10,212.25	\$10,212.25
2	#1	75011015	01415298	Mary Gail Rude	Land, 3661 Highway 206, Petit De Grat - 24,000 SqFt	No	\$100,725.56	\$100,725.56
3	#2	75025791	04214986	Primus Development Limited	Land, Victoria Lake, Janvrins Harbour - 65 Acres	No	\$6,346.72	\$6,346.72
4	#2	75025783	04214994	Primus Development Limited	Land, Victoria Lake, Janvrins Harbour - 47 Acres	No	\$5,908.87	\$5,908.87
5	#2	75013987	00640891	Jeremy and Samuel Duquesnoy	Land, Crow Island, Poulamon - 25 Acres	No	\$9,582.39	\$5,819.42
6	#2	75020859	01326864	Joseph Allister & Mary F. Jollymore	Land/Dwelling, 1533 Highway 206, West Arichat - 0.85 Acre	Yes	\$9,511.55	\$9,511.55
7	#2	75014613 75085662	01392182	Margaret Elliot	Land/Dwelling, 60 Wharf Road, Poulamon - 27,000 SqFt + 30,000 SqFt	No	\$3889.35	\$3889.35
8	#2	75022673	01698338	Andrew Frank	Land/Dwelling, 157 Bosdets Point Rd, West Arichat - 1 Acre	No	\$18,958.13	\$18,958.13
9	#2	75100677	03222241	Household Realty Corporation Ltd	Land, Cove Road, West Arichat - 0.33 Acre	No	\$8,256.92	\$5,057.59
10	#2	75015123	04897625	Samuel Duquesnoy	Land/Dwelling, 2406 Hwy 320, Poulamon - 10 Acres	No	\$5,339.46	\$5,339.46
11	#2	75142430	09247793	Duncan J. and Carol S. MacDonald	Land, Lot 2, Port Royal Road, West Arichat - 4.52 Acres	No	\$8,442.86	\$4,893.65
12	#2	75142448	09247823	Duncan J. and Carol S. MacDonald	Land, Lot 3, Port Royal Road, West Arichat - 2.47 Acres	No	\$8,108.07	\$4,720.93
13	#3	75035014	03190587	Sonja Bianka V. Hill and Robert John Dick, Est.	Land, Basin Road, Lot 14, Lennox Passage - 11.53 Acres	No	\$4,521.95	\$4,521.95
14	#3	75033985	03992462	Margaret Elizabeth Byrne et Al	Land, Walkerville Road, Walkerville - 3.25 Acres	No	\$8,424.44	\$8,424.44
15	#3	75165795	09331662	Uwe and Michaela Stietzel	Land, Walkerville Road, Walkerville - 12,001 Square Meters	No	\$5,534.92	\$5,534.92
16	#4	75043125	00544043	Leona Gilbert	Land/Dwelling, 354 Church Point Rd, River Bourgeois - 10,000 SqFt	No	\$11,405.20	\$6,933.02
17	#4	75123646	08816506	Michael Kevin Boudreau	Land/Dwelling, 156 Wall St., Cape George - 2.79 Acres	Yes	\$12,093.12	\$12,093.12
18	#4	75142000	09047786	Isabel and Edward Harris	Land, N0.4 Highway, Cannes - 16 Acres	No	\$4,640.99	\$4,640.99
19	#4	75189654	09629149	James Ronald and Norma Jean McAndrew	Land, Seaview Road, Seaview - 26.71 Acres	No	\$4,541.63	\$4,541.63
20	#4	75192955	09844589	Peter Marchelos (Pers. Rep. of the Est. of Emanuel Mamzellis)	Land, Mariner (P) Way, Lot 1, South River Bourgeois - 0.69 Hectare	No	\$5,047.04	\$5,047.04
21	#5	75065342	01626272	Gaston A. Gagnon	Land/Dwelling, 349 Chapel Cove Road, L'Ardoise - 25,000 SqFt	No	\$5,476.10	\$5,476.10
22	#5	75217745	02856905	Jens Haake	Land, Pig Point Pond, Framboise - 9.94 Acres	Yes	\$4,497.55	\$4,497.55
23	#5	75063560	03053733	Eva Mae Martell and Theresa M. Martell	Land/Dwelling, 1322 Highway 247, Rockdale - 25,800 SqFt	No	\$8,033.70	\$8,033.70
24	#5	75078824	03190943	Frederick Schaeffer et Al	Land, Fourchu Rd, Fourchu - 30 Acres	No	\$12,531.11	\$7,880.54
25	#5	75072355	03280128	Shane Michael and Tina Marie Murphy	Land/Dwelling, 169 Chapel Cove Road, L'Ardoise - 13,800 SqFt	Yes	\$9,311.46	\$9,311.46
26	#5	75067975	05453844	Ronald G. and Jane Y. Rojek	Land, Shore Road, L'Ardoise - 1.5 Acres	No	\$11,463.76	\$6,626.88
27	#5	75112565	06220053	Shirley E. Skiffington Hall	Land/Dwelling, 741 North Side Loch Lomond Road, Loch Lomond - 2.4 Acres	No	\$6,009.01	\$6,009.01
28	#5	75120147	07944683	Josephine Heikkila	Land/Dwelling, 844 Passage Road, Loch Lomond - 1.83 Acres	No	\$5,485.39	\$5,485.39
29	#5	75194167	09957243	Stephan Gross c/o Mr. Klaus Gross	Land, Fourchu Rd, St. Esprit - 57 Acres	No	\$4,205.98	\$4,205.98
30	#5	75095505	10491649	Christine Hooper	Land, Fourchu Road, Fourchu - 11 Acres	No	\$10,204.82	\$6,359.95
31	#5	75210369	10544378	Michael Winter	Land, Peter Sosna Dr., Hay Cove - 0.93 Hectare	Yes	\$6,978.93	\$6,978.93

Please contact [csamson@richmondcounty.ca](mailto:csamson@richmondcounty.ca) for additional information about the properties.

Take notice that Tax Sales do not in all circumstances clear 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 defects in the title of the property by way of Tax Sale, you are advised to obtain a legal opinion as to whether this can be done.

*The Municipality of the County of Richmond makes no representations or warranties to any purchaser regarding the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the legal title, legal description or boundaries AND the lands for sale are being sold on an "as is" basis. Although the Municipality of the County of Richmond has made all reasonable efforts to confirm ownership, it does not guarantee titles or boundaries of the aforementioned properties. Prospective purchasers are responsible for conducting their own searches, surveys and or other investigations.*

For a more detailed description of the property, please contact the Municipality of the County of Richmond by calling (902) 226-3975 or via email at [csamson@richmondcounty.ca](mailto:csamson@richmondcounty.ca)

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" to 2357 Hwy 206 Arichat, Nova Scotia, B0E 1A0. Bidders shall complete one "Tender Form" for each property they are bidding on. The Tender form is available from the Municipality of the County of Richmond (the "Municipality") by telephone (902) 226-3975 or by email [csamson@richmondcounty.ca](mailto:csamson@richmondcounty.ca). It is the responsibility of the bidder to submit their form and payment on time and the Municipality of the County of Richmond will not be held liable for delays in Canada Post or Couriers.

**Tenders will be accepted until 4:00 pm Atlantic Standard Time on Friday, June 18th, 2021.**

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

Each tender bid should be accompanied by a certified cheque/bank draft for the full amount of the bid payable to: "Municipality of the County of Richmond". If you are not the successful bidder, your certified cheque/bank draft will be returned to you via mail. If two or more identical bids are received on the same account, the successful bidder will be drawn from a hat.

The Municipality reserves the right to reject any or all tenders, to accept a tender that is not the highest bid, 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.

**Limitation of Liability:** By submitting a tender, you agree that neither the Municipality, nor any of its employees, officers, agents, elected appointed officials, advisors or representatives will be liable, under any circumstances, for any claim, loss or damage you may suffer arising out of this tender process.

**Tender Opening:** Tenders will be opened Monday, June 21st, 2021 in the Council Chambers at 2357 Hwy 206, Arichat, NS. **There will NOT be a public opening of Tenders.** Formal notice will be given the following business day.