

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
TAX SALE BY TENDER                      TENDER # 2021-01-001  
Tender Opening:    March 7, 2022

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the Municipal Government Act of the Province of Nova Scotia that the lands and premises situated in the Municipality of the District of Lunenburg hereunder described shall be SOLD BY TENDER.

TERMS:    SEALED TENDERS are to be submitted on the Municipality of the District of Lunenburg's Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property, Tender #2021-01-001", addressed to The Treasurer, 10 Allée Champlain Drive, Cookville, NS, B4V 9E4 no later than March 7, 2022, 10:00 a.m.

Tender packages will be available for viewing and download on the Municipal website at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html) beginning on Wednesday, February 2<sup>nd</sup>, 2022.

All tenders will be dated, and time stamped when received. In the event two tenders are received for the same amount, bidders will be contacted and given 24 hours to submit a final bid.

The successful bidders will be given three (3) business days after awarding of Tender to pay amount in full or the Tender will be awarded to the next highest bidder(s). The decision of a successful bidder will be final.

Tender Forms and Specifications must be obtained from the Municipal website at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html) Addendums to the tender package will be issued when the tax sale listing changes and will be only available on the Municipal website. Bidders are responsible for checking the website. Please note that a bid deposit is required for each property in the amount of \$100 in the form of a bank draft or certified cheque. The bid deposit will be applied to purchase price if the bidder is successful; otherwise, it will be returned uncashed. Bids deposits will not be returned if the successful bidder does not follow through with the purchase.

TENDERS MUST BE SENT BY MAIL OR CAN BE DROPPED OFF AT THE ABOVE ADDRESS MONDAY TO FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. IT IS THE RESPONSIBILITY OF THE BIDDER TO ENSURE TENDERS SUBMITTED VIA MAIL ARE RECEIVED BY MONDAY MARCH 7<sup>th</sup>, 2022, at 10:00 a.m. THE TENDER OPENING IS NOT OPEN TO THE PUBLIC.

PLEASE NOTE:    FAXED AND ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED. ANY LATE OR NON-COMPLIANT BIDS WILL NOT BE ACCEPTED.

For more information on properties listed, please go to [www.pvsc.ca](http://www.pvsc.ca)

Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price. The minimum bids include certificate of sale fees and registered tax sale deed fee. Properties may be removed from the tax sale process up to 10:00 am March 7<sup>th</sup>, 2022, if payment has been received by the Municipality.



[REDACTED]

[REDACTED]

[REDACTED]

46. Assessment Account Number 03933555, LOWER BRANCH RD  
LOWER BRANCH, LOT 6. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to DREW ELIZABETH ANN ET AL  
RHODENIZER DOUGLAS MARK  
Taxes, Interest and Expenses \$ 4,968.51

57. Assessment Account Number 04529235, 87 STONEHURST RD  
BLUE ROCKS, LAND DWELLING BUILDINGS. REDEEMABLE  
Assessed to ANDREWS JOHN MARTIN  
Taxes, Interest and Expenses \$ 3,650.94

70. Assessment Account Number 05310695  
ROSE BAY, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to CONRAD GERALD J  
Taxes, Interest and Expenses \$ 2,099.13

74. Assessment Account Number 08154171, CROFT AVE  
CRESCENT BEACH, LOT 1 TO 3. HST APPLICABLE AND REDEEMABLE  
Assessed to OWENS DOUGLAS B ET AL  
Taxes, Interest and Expenses \$ 2,296.76

76. Assessment Account Number 08157561, MINES 2 RD,  
HEBBS CROSS, LOT C-1, BUILDING. REDEEMABLE  
Assessed to LLOYD DANIEL ERNEST  
ATT CROFT FLETCHER  
Taxes, Interest and Expenses \$ 2,357.63

[REDACTED]

88. Assessment Account Number 09673849, NO 331 HWY,  
WEST DUBLIN, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to PUBLICOVER JACQUELINE M  
Taxes, Interest and Expenses \$ 3,112.11

89. Assessment Account Number 09673857, NO 331 HWY,  
WEST DUBLIN, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to PUBLICOVER JACQUELINE M  
Taxes, Interest and Expenses \$ 2,367.39

91. Assessment Account Number 09683526, CROUSE SETTLEMENT RD  
ITALY CROSS, LOT PR1-A4. HST APPLICABLE AND REDEEMABLE  
Assessed to EASTCOAST LAND DEVELOPMENTS  
LIMITED  
Taxes, Interest and Expenses \$ 1,920.98

106. Assessment Account Number 10011442, NO 332 HWY,  
BAYPORT, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to HIMMELMAN ESTHER EST  
Taxes, Interest and Expenses \$ 4,320.78

108. Assessment Account Number 10033421, HIGHWAY 10  
NEW GERMANY, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to EPLETT-HUBBARD PAT  
Taxes, Interest and Expenses \$ 7,523.17

111. Assessment Account Number 10043204, EISENHAUER RD  
OAKLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to HILTZ MARY EVA EST  
EISENHAUER SARAH EST  
Taxes, Interest and Expenses \$ 4,996.19

113. Assessment Account Number 10044995, BUSHEN HILL RD  
WEST DUBLIN, LOT 32. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to HAYWARD CHARLES EST  
Taxes, Interest and Expenses \$ 4,501.02

124. Assessment Account Number 10062527, HIRTLE RD  
MIDDLEWOOD, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to NAUGLER ALBERT G  
NAUGLER DONALD P  
Taxes, Interest and Expenses \$ 4,273.94

126. Assessment Account Number 10068118, HIGHWAY 331  
VOGLERS COVE, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to WHYNOCK VIOLET E  
Taxes, Interest and Expenses \$ 2,719.39

129. Assessment Account Number 10071471, CRESCENT BEACH RD  
BUSH ISLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to BUSH C  
Taxes, Interest and Expenses \$ 23,475.98

130. Assessment Account Number 10071593, CRESCENT BEACH RD  
BUSH ISLAND, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to RICHARDS JOSEPH  
Taxes, Interest and Expenses \$ 24,078.37

135. Assessment Account Number 10077486, NO 208 HWY  
HEMFORD, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to MOSHER GEORGE W  
Taxes, Interest and Expenses \$ 1,682.45

136. Assessment Account Number 10085527, E HEBB LANE,  
WILEVILLE, LAND. HST APPLICABLE AND NOT REDEEMABLE  
Assessed to EMENO WILLIAM EST  
Taxes, Interest and Expenses \$ 4,701.79

[REDACTED]

151. Assessment Account Number 10459397, CROFT AVE  
CRESCENT BEACH, LAND. HST APPLICABLE AND REDEEMABLE  
Assessed to OWENS ANDREW JOSEPH REP  
Taxes, Interest and Expenses \$ 1,589.97

[REDACTED]

[REDACTED]

156. Assessment Account Number 10666708, CROFT AVE  
CRESCENT BEACH, LOT 2. HST APPLICABLE AND REDEEMABLE  
Assessed to OWENS DOUGLAS B ET AL  
Taxes, Interest and Expenses \$ 2,261.72

157. Assessment Account Number 10666724, CROFT AVE,  
CRESCENT BEACH, LOT 8. HST APPLICABLE AND REDEEMABLE  
Assessed to OWENS DOUGLAS B ET AL  
Taxes, Interest and Expenses \$ 2,119.27

The Municipality of the District of Lunenburg makes no representations or warranties to any purchaser regarding any property sold at tax sale, including but not limited to the environmental condition of any property, 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", "access" or "boundaries" and the lands offered for sale are BEING SOLD ON AN "AS IS" BASIS ONLY.

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 that interest may be. If you are intending to clear up defects in the title of *any subject* property by way of a Tax Sale, you are advised to obtain a legal opinion as to whether or not this can be done.

PROPERTY TAXES: The purchaser will be responsible for all property taxes beginning the day of the sale. The Treasurer has not made any determination as to whether a survey is or is not required.

Redemption of Tax Sale Property- Section 152(1) MGA

Land sold for non-payment of taxes may be redeemed by the owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land within six months after the date of the sale. At the time of the tax sale, if any taxes on lands are in arrears for more than six years, *no right of redemption exists.*

A description of the properties may be viewed at [www.modl.ca/tax-sales.html](http://www.modl.ca/tax-sales.html)

Dated at Cookville, January 24, 2022  
Elana Wentzell, Director of Finance,  
Municipality of the District of Lunenburg