

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
TAX SALE BY TENDER  
TENDER # 2023-01-002  
Tender Opening: March 6, 2024

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 #2023-01-002", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than March 6, 2024, 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 Thursday, February 1st, 2024.

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 equal to the minimum bid 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. Bid 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 Wednesday March 6<sup>th</sup>, 2024, 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 noncompliant 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 bid includes certificate of sale fees and tax sale deed fees.

**\*It is the responsibility of the successful bidder to record the deed with Land Registration.**

Properties may be removed from the tax sale process up to 10:00 am March 6<sup>th</sup>, 2024, if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

1. Assessment Account Number 00266795, NO 331 HWY  
VOGLERS COVE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to MOIR MARGARET E  
Taxes, Interest and Expenses \$2203.37
4. Assessment Account Number 00652601, 323 CHARLES HILL RD  
FARMINGTON, LOT 2, DWELLING BUILDING, REDEEMABLE  
Assessed to ARSENEAULT DONALD WAYNE  
& ARSENEAULT DARREN MICHAEL  
Taxes, Interest and Expenses \$3,158.22
12. Assessment Account Number 00942618, NO 331 HWY  
WEST DUBLIN, LOT 2, REDEEMABLE, HST APPLICABLE  
Assessed to CROFT JUSTIN WAYNE  
& CROFT WAYNE KELLY  
Taxes, Interest and Expenses \$2,256.88
50. Assessment Account Number 04250729 HIRTLE DR  
HEMFORD, LOT 131, REDEEMABLE  
Assessed to SHIELDS DAVID J  
Taxes, Interest and Expenses \$2,613.63
52. Assessment Account Number 04362829, OSBORNE RD  
PINEHURST, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to SNYDER ALLEN & SNYDER GAIL  
Taxes, Interest and Expenses \$2,978.59
54. Assessment Account Number 04447093, 1945 ITALY CROSS RD  
PETITE RIVIERE, LAND DWELLING BUILDING, REDEEMABLE  
Assessed to SCHULTZ RAYMOND  
Taxes, Interest and Expenses \$7,558.10
56. Assessment Account Number 04684877, 6642 NO 332 HWY  
UPPER LAHAVE, LAND FELLOWSHIP HALL, NON-REDEEMABLE, HST APPLICABLE  
Assessed to HANNIGAN JOSHUA  
Taxes, Interest and Expenses \$31,393.05
58. Assessment Account Number 04803957  
PETITE RIVIERE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to RADOVANOVIC SLAVOLOUB DR & IRENE  
Taxes, Interest and Expenses \$1,795.16
64. Assessment Account Number 05263239, 59 BIG LOTS RD  
BIG LOTS, LAND DWELLING BUILDING, REDEEMABLE  
Assessed to HAWCO PAUL J & DONNA J  
Taxes, Interest and Expenses \$7,203.26
65. Assessment Account Number 05336465, CROUSETOWN, LAND  
Assessed to RADOVANOVIC SLAVOLJUIB DR  
& RADOVANOVIC IRENE, REDEEMABLE, HST APPLICABLE  
Taxes, Interest and Expenses \$2,711.57
68. Assessment Account Number 06078516, HMQ3 - NO 10 HWY  
WEST NORTHFIELD, LOT HMQ3  
Assessed to MEISNER TRUST, REDEEMABLE  
Taxes, Interest and Expenses \$3,012.56

71. Assessment Account Number 08149577, NO 332 HWY  
ROSE BAY, LOT WM-1 ROSE BAY, REDEEMABLE  
Assessed to JANES EVERETT C & ANNA  
Taxes, Interest and Expenses \$6,662.12
73. Assessment Account Number 08173893, 539 BLUE ROCKS RD  
GARDEN LOTS, LOT B GARDEN LOTS, REDEEMABLE, HST APPLICABLE  
Assessed to BYERS RICHARD DOUGLAS  
Taxes, Interest and Expenses \$10,089.59
74. Assessment Account Number 08177929, 132 HAINES 1 RD  
NEW CANADA, LOT GS-2, DWELLING BUILDING, REDEEMABLE  
Assessed to RAFUSE CHRISTOPHER ROBERT REP  
Taxes, Interest and Expenses \$6,535.91
84. Assessment Account Number 09184015, CROUSE SETTLEMENT RD  
ITALY CROSS, LOT PR1-A7, REDEEMABLE, HST APPLICABLE  
Assessed to NOVA FUTURE PROPERTY LIMITED  
Taxes, Interest and Expenses \$3,916.36
86. Assessment Account Number 09320695, NO 332 HWY  
ROSE BAY, LAND, REDEEMABLE  
Assessed to JANES EVERETT C & JANES ANNA E  
Taxes, Interest and Expenses \$1,746.87
87. Assessment Account Number 09325670, CONQUERALL MILLS RD  
HEBBVILLE, LAND, REDEEMABLE  
Assessed to BOLLIVAR MATTHEW J. & BOLLIVAR STACY M.  
Taxes, Interest and Expenses \$2,245.88
90. Assessment Account Number 09327355, LAKEFRONT DR  
CHELSEA, LOT 11-B, REDEEMABLE, HST APPLICABLE  
Assessed to KOTSCHWAR EGON & KOTSCHWAR HANNELORE  
Taxes, Interest and Expenses \$2,201.47
96. Assessment Account Number 09680055, NO 10 HWY  
NEW GERMANY, LAND BUILDINGS, REDEEMABLE  
Assessed to ROBERTS JORDAN PAUL  
Taxes, Interest and Expenses \$2,000.92
97. Assessment Account Number 09683356, CROUSE SETTLEMENT RD  
ITALY CROSS, LOT 31, REDEEMABLE  
Assessed to NOVA FUTURE PROPERTY LIMITED  
Taxes, Interest and Expenses \$2,434.22
104. Assessment Account Number 09873996, DEAN RD  
HEBBVILLE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to SMITH JAMES ROBERT & SMITH BEVERLY ANN  
Taxes, Interest and Expenses \$1,825.34
131. Assessment Account Number 10068118, HIGHWAY 331  
VOGLERS COVE, LAND, NON-REDEEMABLE, HST APPLICABLE  
Assessed to WHYNOCK VIOLET E  
Taxes, Interest and Expenses \$3,340.58
133. Assessment Account Number 10071471, CRESCENT BEACH RD  
BUSH ISLAND, LAND, NON-REDEEMABLE, HST APPLICABLE  
Assessed to BUSH C  
Taxes, Interest and Expenses \$30,022.59

161. Assessment Account Number 10786142, EAST CLIFFORD RD  
EAST CLIFFORD, LOT 17, REDEEMABLE  
Assessed to EVERTZ ANKE KERSTIN ALMA  
Taxes, Interest and Expenses \$3,096.92

163. Assessment Account Number 10828635, LAPLAND RD  
LAPLAND, LOT 1C, REDEEMABLE, HST APPLICABLE  
Assessed to URQUHART RALPH ALAN REP ET AL  
Taxes, Interest and Expenses \$2,085.96

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 25, 2024  
Elana Wentzell, Director of Finance  
Municipality of the District of Lunenburg