

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
TAX SALE BY TENDER  
TENDER # 2024-01-001  
Tender Opening: Monday, March 3, 2025

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 #2024-01-001", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than Monday, March 3, 2025, at 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, January 30, 2025.

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 Monday March 3rd, 2025, 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 a.m., March 3, 2025, if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

3. Assessment Account Number 00197823, 7 SILVERS COVE RD  
UNION SQUARE, LAND DWELLING, REDEEMABLE  
Assessed to SMITH MAXINE ALICE  
& SMITH JAMES ALBERT  
Taxes, Interest and Expenses \$5,287.33
  
8. Assessment Account Number 00597449  
MEISNERS SECTION, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to CALVIN SNYDER LTD  
Taxes, Interest and Expenses \$2,178.70
  
9. Assessment Account Number 00652601, 323 CHARLES HILL RD  
FARMINGTON, LOT 2 FARMINGTON, DWELLING BUILDING, REDEEMABLE  
Assessed to ARSENAULT DONALD WAYNE  
& ARSENAULT DARREN MICHAEL  
Taxes, Interest and Expenses \$4,633.22
  
36. Assessment Account Number 02095238, 5514 NO 10 HWY  
NEW GERMANY, LAND DWELLING, REDEEMABLE  
Assessed to FISHER PATRICIA L  
Taxes, Interest and Expenses \$4,188.92
  
45. Assessment Account Number 03332748  
WEST DUBLIN, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to CROFT JUSTIN WAYNE & CROFT WAYNE KELLY  
Taxes, Interest and Expenses \$2,414.34
  
46. Assessment Account Number 03339068, 5494 HIGHWAY 331  
PETITE RIVIERE, LOT 8-C-D PETITE RIVIERE, CAMPGROUND  
REDEEMABLE, HST APPLICABLE  
Assessed to MILLER ROGER  
Taxes, Interest and Expenses \$7,897.35
  
55. Assessment Account Number 03933466, LOWER BRANCH RD  
LOWER BRANCH, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to RHODENIZER MACKAY SHEILA REP ET AL  
Taxes, Interest and Expenses \$2,344.70
  
69. Assessment Account Number 04837614, 27 COUNTY LINE STATION RD  
MIDDLEWOOD, LAND DWELLING BUILDINGS, REDEEMABLE  
Assessed to WILE DARLENE LACEY  
Taxes, Interest and Expenses \$4,107.10
  
78. Assessment Account Number 05393612, MOLEGA LAKE RD  
CHELSEA, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to APPOLLO VENTURE CAPITAL LTD.  
Taxes, Interest and Expenses \$1,903.45
  
98. Assessment Account Number 09186816, NO 331 HWY  
LAHAVE, LOT 1B LAHAVE, REDEEMABLE, HST APPLICABLE  
Assessed to EVANS STEADMAN ALBERT NORMAN  
Taxes, Interest and Expenses \$2,867.08
  
101. Assessment Account Number 09481583, HIRTLE RD  
MAITLAND, LOT 75 MAITLAND, REDEEMABLE, HST APPLICABLE  
Assessed to ARMSTRONG JASMINE & ARMSTRONG JASON  
Taxes, Interest and Expenses \$2,401.68

104. Assessment Account Number 09720138, 42 JORDINS WAY  
HEBBVILLE, LOT 7 HEBBVILLE, DWELLING BUILDING, REDEEMABLE  
Assessed to MILLS ELEANOR M. & SILVER JEREMY D.  
Taxes, Interest and Expenses \$12,914.99

108. Assessment Account Number 09744819, SILVERS COVE RD  
UNION SQUARE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to SMITH JAMES ALBERT & SMITH MAXINE ALICE  
Taxes, Interest and Expenses \$2,374.46

112. Assessment Account Number 09873996, DEAN RD  
HEBBVILLE, LAND, REDEEMABLE, HST APPLICABLE  
Assessed to SMITH JAMES ROBERT & SMITH BEVERLY ANN  
Taxes, Interest and Expenses \$2,968.33

114. Assessment Account Number 09877851, JUSTIN DR  
LOWER BRANCH, LOT 37 LOWER BRANCH, REDEEMABLE  
Assessed to SMITH DEO PAULO  
SOKEMA ALEEN  
Taxes, Interest and Expenses \$2,386.42

158. Assessment Account Number 10576350, 24 CONRAD RD  
UPPER BRANCH, LAND RETAIL/OFFICE, REDEEMABLE, HST APPLICABLE  
Assessed to VAN NORDEN GREGORY ALLAN  
Taxes, Interest and Expenses \$5,956.18

165. Assessment Account Number 10764211, RUSSELLS COVE RD  
PARKDALE, LOT A-7 PARKDALE, REDEEMABLE, HST APPLICABLE  
Assessed to 2167608 ALBERTA CORP.  
Taxes, Interest and Expenses \$3,881.52

166. Assessment Account Number 10776961, EAST CLIFFORD RD  
EAST CLIFFORD, LOT 8-9 EAST CLIFFORD, REDEEMABLE, HST APPLICABLE  
Assessed to BAENSCH JENNY ULRIKE  
Taxes, Interest and Expenses \$5,518.65

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 22, 2025  
Elana Wentzell, Director of Finance  
Municipality of the District of Lunenburg