



PROPERTY TAX SALE BY TENDER

Municipality of the District of Shelburne

NOTICE IS HEREBY GIVEN in accordance with the Municipal Government Act of Nova Scotia 1999, Part 6, that the Municipality of the District of Shelburne is inviting sealed tenders for the below stated properties that are situated in the Municipality of the District of Shelburne.

Descriptions of the above properties may be seen on our website www.municipalityofshelburne.ca or at the Finance Department located in the Court House & Administration Building, 136 Hammond Street, Shelburne, Nova Scotia, during regular business hours, up to **12:00 pm (noon) Monday, May 31, 2021**; however, we do not guarantee the accuracy of these property descriptions.

DIRECTIONS:

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 each property they wish to bid upon. The Tender Form is available at the Finance Department for the Municipality of the District of Shelburne situated at 136 Hammond Street, Shelburne, NS, by website www.municipalityofshelburne.ca, or by email tax@municipalityofshelburne.ca.

Tenders will be accepted until 12:00 pm (noon) on Monday, May 31, 2021.

TERMS OF SALE:

See property listing below for minimum bid price. Price on the tender form must be greater or equal to the minimum bid price plus applicable HST. The accepted tender price must be paid within three (3) business days after being notified of acceptance. Failure to pay the accepted tender price within three (3) business days will result in the land again being advertised and put up for sale. **In addition to the bid, the bidder must pay \$575.00 to cover preparation and registration of the Certificate of Sale and Tax Deed.** Municipality of the District of Shelburne will accept cash, certified cheque, money order, bank draft, lawyer's trust cheque or debit.

FAXED AND OR ELECTRONICALLY SUBMITTED TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.

The Municipality of the District of Shelburne makes no representations or warranties to any purchaser regarding the fitness, geophysical or environmental suitability of the properties offered for sale for any particular use and are being sold on an "as is" basis only.

NOTE: Properties with less than six (6) years taxes owing may be redeemed within six (6) months after the date of the sale as per the Nova Scotia Municipal Government Act, Section 152.

SECTION 144(2) of the Nova Scotia Municipal Government Act Purchase of Tax Sale Properties by Municipal Employees or their spouses is not permitted.

Although Municipality of the District of Shelburne has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the aforementioned properties. **Prospective purchasers are responsible to conduct their own searches and surveys or other investigations.**

TAKE NOTICE that tax sales **DO NOT** in all circumstances resolve defects in title. A Tax Deed conveys only the interest of the assessed owner, whatever that interest may be. It is advisable to consult with a lawyer before purchasing a property.

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. Municipality also reserves the right to waive formality, informality or technicality in any tender.

TENDER OPENING:

Tenders will be opened and livestreamed on the Municipal Facebook page (www.facebook.com/MunicipalityShelburne) on **Monday, May 31, 2021** at 12:00pm (noon). A summary report of the tender bids will be taken to Council **June 14, 2021**.

Michelle L. Williams MBA, B. COMM
Director of Finance

AAN	PID	Description	Assessed Owner	Minimum Bid Amount	Redeemable
00896691	80115298	LOWER JORDAN RD JORDAN BRANCH LAND	MATON NANCY C & CONNOR TERRANCE M	\$0.00	YES
01736078	80096910	13 HEMEON LANE LOWER SANDY POINT LAND DWELLING	GOODICK ERNEST J & BERNICE	\$0.00	YES
02986841	80092448	56 SHORE RD BIRCHTOWN LAND	HOPKINS GARY	\$0.00	YES
03088219	80135445	ROCKLAND RD EAST RAGGED ISLAND LAND	RACE BRIAN	\$0.00	YES
03146863	80095334	HIGHWAY 103 REIDS HILL LAND	GONZAGA JAIME D	\$898.00	YES
04393376	80102106	SANDY POINT LAND	LIVELSBERGER HENRYETTA S	\$0.00	NO
04410777	80121429	894 EAST GREEN HARBOUR RD EAST GREEN HARBOUR LAND DWELLING	PUFF AGNES LAFRANCE SHIRLEY ATT MR. ROBERT PUFF	\$1,433.00	YES
04874269*	80124423	126 SHORE RD WEST GREEN HARBOUR LAND FELLOWSHIP HALL	WEST GREEN HARBOUR FIRE HALL ASSOCIATION ATT ENSLOW LAURA	\$0.00	NO
05182484	80123227	WEST GREEN HARBOUR RD WEST GREEN HARBOUR LOT 2	JOHNSON CLAYTON NORMAN	\$0.00	YES
06323138		1292 3 HWY BIRCHTOWN SHAMROCK, 10 X 44 (47) SER.#A6FBJJAK550 1292 HIGHWAY 3 BIRCHTOWN	ACKER DAVID ATT ESTATE OF DAVID ACKER	\$0.00	YES

***Note: Above mentioned property AAN 04874269 - WEST GREEN HARBOUR FIRE HALL ASSOCIATION - 126 SHORE RD WEST GREEN HARBOUR LAND FELLOWSHIP HALL**

Neither the title search undertaken by the Municipal Solicitor, nor efforts to survey this property, have allowed the Municipality of the District of Shelburne to formulate a proper description of the lands being sold. As such, anyone interested in the property is encouraged to undertake their own efforts to determine the boundaries of the property and, in so doing, to consult with legal counsel or a Nova Scotia Land Surveyor. The Municipality of the District of Shelburne in no way warrants that the description that will be attached to the Tax Sale Deed that the purchaser will receive is accurate. In purchasing the property, the purchaser acknowledges that the description may be inaccurate and agrees that the Municipality of the District of Shelburne has not made any representations and/or warranties regarding the location of the property, the location of its boundaries or the amount of land contained within the parcel.