



PROPERTY TAX SALE BY TENDER

Municipality of the District of Shelburne

NOTICE IS HERBY 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) Friday, May 31, 2019**; 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 Friday, May 31, 2019.

TERMS OF SALE:

No minimum bids have been set, bid price includes 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 **Friday, May 31, 2019** at 12:00 pm (noon) in the Council Chambers at 136 Hammond Street, Shelburne, NS. The decision will be made by Council on **June 24, 2019**.

Michelle L. Williams MBA, B. COMM
Director of Finance/ Deputy CAO

| AAN | PID | Description | Assessed Owner | Redeemable |
|-----------|----------|---|---|------------|
| 01024531 | 80102429 | 1041 SANDY POINT RD SANDY POINT LAND DWELLING 1972 CASONOVA 12X57 S#3400 | CROWELL BONNIE JEAN | YES |
| 04301439 | 80084189 | 5019 SHORE RD NORTH EAST HARBOUR LAND DWELLINGS BUILDING | BAIRD LINDA | YES |
| 04339088 | 80138365 | 2882 HIGHWAY 3 ALLENDALE LAND DWELLING | CHIARELLO ROBERT F & CLAIRE E | YES |
| 04393376 | 80102106 | SANDY POINT LAND | LIVELSBERGER HENRYETTA S | YES |
| 04757424 | 80113178 | 1394 JORDAN BRANCH RD LOT 1 JORDAN BRANCH ANIMAL CLINIC | CALDER WYNN SERVICES INC | YES |
| *04874269 | 80124423 | 126 SHORE RD WEST GREEN HARBOUR LAND FELLOWSHIP HALL | WEST GREEN HARBOUR FIRE HALL ASSOCIATION ATT ENSLOW LAURA | NO |
| 08417202 | 80118722 | 5626 HIGHWAY 3 EAST JORDAN LAND DWELLING | POOLE TYLER CLAYTON FREEMAN | YES |
| 08419027 | | 1970 GENERAL MOBILE HOME 12 X 57 9544 UPPER CLYDE RD | HARRIS LLOYD | 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.