

**TENDER #02-2023****INSTRUCTIONS TO BIDDERS**

In accordance with the Municipal Government Act, pursuant to section VI, of the Province of Nova Scotia, **PUBLIC NOTICE** is hereby given that the following lands & premises shall be **SOLD BY TENDER**.

SEALED TENDERS will be received by the undersigned up to Wednesday February 22, 2023 at 10:00 am for the following:

	<b>AAN</b>	<b>OWNER</b>	<b>DESCRIPTION</b>	<b>ADDRESS</b>	<b>MINIMUM BID</b>	<b>HST</b>	<b>REDEEMABLE</b>
1	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
2	10-251-265	Charles H, Mary Paulina Bent	Land	Wright Lake Rd, Wright Lake	\$ 1,191.62	YES	6 MONTHS
3	00-497-347	Annie Brown Est	Land	Allen Lake Rd, Bloomington	\$ 1,278.62	YES	6 MONTHS
4	10-909-562	William H Chase, Roy A Jodrey	Land	Mount Hanley Rd, Brickton	\$ 1,341.46	YES	6 MONTHS
5	09-799-729	E Caldwell Holdings Limited	Land	No 201 Hwy, Lot 4, Centrelea	\$ 1,259.71	YES	6 MONTHS
6	09-799-737	E Caldwell Holdings Limited	Land	No 201 Hwy, Lot 2, Centrelea	\$ 1,330.14	YES	6 MONTHS
7	09-799-745	E Caldwell Holdings Limited	Land	No 201 Hwy, Lot 7, Centrelea	\$ 1,217.44	YES	6 MONTHS
8	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
9	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
10	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
11	02-255-804	David H Johnstone	Land	Purdy Rd, Deep Brook	\$ 1,794.01	YES	6 MONTHS
12	03-306-046	Douglas S Morine	Land	Thomas Rd, Victory	\$ 1,238.41	YES	6 MONTHS
13	03-306-054	Florence Viola Morine Rep	Land	Thomas Rd, Victory	\$ 1,201.32	YES	6 MONTHS
14	05-582-547	Dawn M Murphy	Land	Morse Rd, West Dalhousie	\$ 1,205.41	YES	6 MONTHS
15	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
16	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
17	00-347-906	David Sabine	Land	Arlington Rd, Arlington West	\$ 1,284.86	YES	6 MONTHS
18	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
19	06-396-992	Francis W & Margaret G Simmonds Est	Land	Mill Rd, Round Hill	\$ 1,187.64	YES	6 MONTHS
20	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
21	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
22	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
23	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
24	REMOVED	REMOVED	REMOVED	REMOVED	REMOVED	-	REMOVED
25	10-801-648	Mary Amelia & William Lemuel Weasel	Land	No 201 Hwy, South Farmington	\$ 2,004.89	YES	6 MONTHS

**Tender Forms and Specifications:** may be obtained from the Municipality of the County of Annapolis by calling 902-532-2331 or by our website [www.annapoliscounty.ca](http://www.annapoliscounty.ca)

- *The minimum bid amount required is the taxes, interest, and expenses at the time of sale, plus HST if applicable. Tax deed registration fee and recording is the responsibility of the purchaser, after redemption period.*
- *One tender form per assessment account number must be submitted.*
- *All tenders will be date and time stamped when received. In the event two tenders are received for the same amount, the one that was received first will be deemed the higher bid.*
- *Research on interested properties is your responsibility as a bidder. You can choose to conduct your own research or seek legal counsel at your own cost.*
- *Only the successful bidder will be contacted following the closing of bids. Please do not call our office to see if you were the successful bidder. We ask that you allow our office sufficient time to review and record bid information. It takes time to verify and record all bids. Once we have completed the recording of all bids, we will be contacting the successful bidder. Timeline for this depends on the number of bids received.*

- *The tax sale results will be posted on our Municipal website [www.annapoliscounty.ca](http://www.annapoliscounty.ca) once all successful bidders have been contacted and funds received.*

Tenders must be submitted in a sealed envelope and clearly marked “**TENDER #02-2023 – TAX SALE BY TENDER**” Tenders may be mailed to PO Box 100 Annapolis Royal, NS, B0S 1A0 or may be dropped off, in person, at the Municipal Office at 752 St. George Street, Annapolis Royal, NO LATER THAN **10:00 am, Wednesday, February 22nd, 2023 and Tender opening will begin at 10:01 am.**

**NOTE: FAXED/ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.**

**Terms of Payment:**

In accordance with Section 148 of the Municipality Government Act (MGA), payment shall be by cash, certified cheque, money order, bank draft or lawyer’s trust cheque and not otherwise.

The successful bidder will be given three (3) business days after awarding of the tender to pay the amount in full. If the successful bidder does not pay within the 3 day period the award will go to the next highest bidder.

Although the Municipality has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the aforementioned properties, nor does it make any representation as to their condition, status, state of repair or suitability for any particular use or occupation. If they are governed by a Land Use By-Law, the purchaser should determine what restrictions apply. Prospective purchasers are responsible to conduct their own searches and surveys or other investigations.

**Conflict of Interest (Section 144 MGA)**

No

- (a) Council member or employee of a municipality that sells land for arrears of taxes;
- (b) Member of a village commission or employee of a village that sells land for arrears of taxes;
- (c) Spouse of a person referred to in clause (a) or (b); or
- (d) Company in which a person referred to in clause (a), (b) or (c) owns or beneficially owns the majority of the issued and outstanding shares, shall purchase the land at the sale either directly or through an agent.

**Redemption of tax sale property 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, but where, at the time of sale, taxes on the land are in arrears for more than six years, no right of redemption exists.

Angela Anderson  
Manager of Finance/Treasurer  
Municipality of the County of Annapolis