

**TENDER #02-2022****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 February 15, 2022 at 10:00 a.m. for the following:

	<u>AAN</u>	<u>OWNER</u>	<u>DESCRIPTION</u>	<u>ADDRESS</u>	<u>MINIMUM BID</u>	<u>HST</u>	<u>REDEEMABLE</u>
1	09-552-405	Charlie Achkar	Land Dining	1099 Highway 1, Cornwallis Park	\$ 3,350.09	YES	6 MONTHS
2	00-987-921	Judy L Ambrose	Land Dwelling	1284 Clementsport Rd, Clementsvale	\$ 2,338.93	NO	6 MONTHS
3	03-658-538	Lloyd Bailey	Land	West Dalhousie Rd, Lequille	\$ 1,210.78	YES	6 MONTHS
4	00-176-869	Lloyd Bailey Est of	Land Dwelling	172 West Dalhousie Rd, Lequille	\$ 1,860.28	NO	6 MONTHS
5	03-136-574	James L Connell	Land Dwelling Building	589 Granville Rd, Victoria Beach	\$ 2,588.46	NO	6 MONTHS
6	09-147-144	Robie Ford Est of	Land	No 8 Hwy, Maitland Bridge	\$ 1,288.78	YES	6 MONTHS
7	07-000-545	Daniel Roger Jodoin, Shannon Corrinne Lee Jodoin	Mobile Building	912 Ruggles Rd, Lot E, Spa Springs	\$ 2,219.43	NO	6 MONTHS
8	07-099-584	Erhard Jury, Hilde Ellen Jury et al	Dwelling	775 Waterloo Ave- Lot 70, Waterloo Lake	\$ 4,694.48	NO	6 MONTHS
9	01-609-556	Abram G Lee, Michael Frohlich et al	Land	Shore Rd W, Youngs Cove	\$ 1,177.58	YES	6 MONTHS
10	01-685-376	Lloyd's Estates Ltd	Land Dwelling	175 Jeffrey St, Bridgetown	\$ 1,550.22	NO	6 MONTHS
11	01-690-515	Tracey L Prime	Land Dwelling	1361 Waldeck Line Rd, Waldeck East	\$ 3,488.22	NO	6 MONTHS
12	04-008-618	Cheryl Jean Schofield, Jason Anthony Schofield	Land Dwelling Building Garage	5349 Shore Rd West, Youngs Cove	\$ 3,053.04	NO	6 MONTHS
13	03-001-938	Catherine M Somers	Land Dwelling	1119 Mary Jane Riley Rd, Bear River East	\$ 1,798.31	NO	6 MONTHS
14							
15	03-619-575	Phyllis Whitman, Gerald Dale Lake	Land	10231 Highway 1, Paradise	\$ 20,678.45	YES	6 MONTHS
16	05-002-516	Henry C Woodruff(III)	Land	Cherryfield Rd, Cherryfield	\$ 1,358.87	YES	6 MONTHS
17	09-148-396	Henry C Woodruff(III)	Land	Cherryfield Rd, Cherryfield	\$ 1,311.54	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.*

Tenders must be submitted in a sealed envelope and clearly marked “**TENDER #02-2022 – TAX SALE BY TENDER**”. Due to Covid-19, tenders may be mailed to the Municipality of the County of Annapolis, PO Box 100, Annapolis Royal, NS, B0S 1A0 or dropped off (front door drop box) at 752 St. George Street, Annapolis Royal, NO LATER THAN **10:00 A.M., Tuesday, February 15th, 2022.**

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

**Tender openings will be closed to the public due to Covid-19 restrictions.**

**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.

David Dick  
Chief Administrative Officer  
Municipality of the County of Annapolis