

MUNICIPALITY OF THE COUNTY OF COLCHESTER



PROPERTY TAX SALE

In accordance with the Municipal Government Act of the Province of Nova Scotia,

TAKE NOTICE

That the lands and premises situated in the County of Colchester hereunder described shall be **SOLD AT PUBLIC AUCTION** for the arrears of rates and taxes due to the Municipality of the County of Colchester, unless the arrears of rates, taxes and expenses hereunder specified are paid in full. The auction will be held in the Council Chambers, 3<sup>rd</sup> Floor Municipal Office, 1 Church Street, Truro on Tuesday, November 26, 2024 at 10:00 a.m.

1. Property Assessed to Jeffrey W. Grant

Account # 08847746 (PID 20435996)

**DESCRIPTION:** 1358 Highway 224, Lot 04-1 Shubenacadie East, Land Dwelling

Taxes & Interest: \$4,989.38 Expenses \$1,420.15

**Total: \$6,409.53**

**A right of redemption exists on this property for a period of six months.**

2. Property Assessed to Marlene Steiner

Account # 00607843 (PID 20094025)

**DESCRIPTION:** 178 Trout Brook Road, French River, Land Dwelling

Taxes & Interest: \$4,521.16 Expenses \$1,585.64

**Total: \$6,106.80**

**A right of redemption exists on this property for a period of six months.**

3. Property Assessed to Paul O'Brien, Roland O'Brien, May O'Brien, and Anne Peterson

Account# 03503186 (PID 20059481)

**DESCRIPTION:** 65 Main Street, Bible Hill, Land

Taxes & Interest: \$4,191.29 Expenses: \$6,337.84

**Total: \$10,529.13**

**A right of redemption exists on this property for a period of six months. HST Applicable.**

A description of the above properties may be viewed at the Tax Office, County Courthouse, 1 Church Street, Truro, Nova Scotia.

The Municipality of the County of Colchester makes no representations or warranties to any purchaser regarding 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, or boundaries. The land(s) offered for sale are being SOLD ON AN "AS IS" BASIS ONLY, subject to any estates or interests of the Crown in Right of Canada or the Province of Nova Scotia.

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 your property by way of Tax Sale, you are advised to obtain a legal opinion as to whether this can be done.

All properties sold at Tax Sale may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price. If the purchaser is an HST registrant, they will be required to provide their HST registration number at the time of sale, if applicable.

Terms: Payment of cash, certified cheque, money order, bank cleared draft, or Lawyer's Trust Cheque to cover taxes, interest, and expenses, must be made at the time of the sale. The balance of the purchase price, if any, must be made within three (3) business days of the sale, (**NAMELY FRIDAY, NOVEMBER 29, 2024, 4:30 P.M.**) in similar form of payment. If the balance is not paid on time the property is to be listed for sale again. The expenses of the resale are to be deducted from the deposit and the balance refunded after the resale.

**Dated at Truro, Nova Scotia, the 8 day of October 2024**

**Scott Fraser, Treasurer**