

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
TAX SALE BY TENDER
TENDER # 2025-01-004
Tender Opening: Monday, March 2, 2026

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the Municipal Government Act of the Province of Nova Scotia that the lands and premises situated in the Municipality of the District of Lunenburg hereunder described shall be SOLD BY TENDER.

TERMS: SEALED TENDERS are to be submitted on the Municipality of the District of Lunenburg's Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property, Tender #2025-01-004", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than Monday, March 2, 2026, at 10:00 a.m.

Tender packages are available for viewing and download on the Municipal website at www.modl.ca/tax-sales.html

All tenders will be dated, and time stamped when received. In the event two tenders are received for the same amount, bidders will be contacted and given 24 hours to submit a final bid.

The successful bidder(s) will be notified on the date of the sale.

The successful bidder(s) will be given three (3) business days after awarding of Tender to pay amount in full or the Tender will be awarded to the next highest bidder(s). The decision of a successful bidder will be final.

Unsuccessful bid deposits will be available once the sale is complete. (minimum of three (3) business days)

Identification is required for pickup.

Tender Forms and Specifications must be obtained from the Municipal website at www.modl.ca/tax-sales.html. Addendums to the tender package will be issued when the tax sale listing changes and will be only available on the Municipal website. Bidders are responsible for checking the website. Please note that a bid deposit is required for each property equal to the minimum bid in the form of a bank draft or certified cheque. The bid deposit will be applied to purchase price if the bidder is successful; otherwise, it will be returned uncashed. Bid deposits will not be returned if the successful bidder does not follow through with the purchase.

Tenders must be sent by mail or can be dropped off at the above address Monday to Friday between the hours of 8:00 a.m. and 5:00 p.m. It is the responsibility of the bidder to ensure tenders submitted via mail are received by Monday, March 2nd, 2026, at 10:00 a.m. The tender opening is not open to the public.

Please note: faxed and electronic tenders are not acceptable and will not be considered. Any late or non-compliant bids will not be accepted.

For more information on properties listed, please go to www.pvsc.ca

Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price. The minimum bid includes certificate of sale fees and tax sale deed fees.

*It is the responsibility of the successful bidder to record the deed with Land Registration.

Properties may be removed from the tax sale process up to 10:00 a.m., March 2, 2026, if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

2. Assessment Account Number 00017183, 1189 NORTH RIVER RD
NORTH RIVER, 1971 48X12, REDEEMABLE
Assessed to SABEAN BRITTANY LEANNE
Taxes, Interest and Expenses \$ 4,493.31

3. Assessment Account Number 00190705, NO 325 HWY
BAKERS SETTLEMENT, LAND, REDEEMABLE, HST APPLICABLE
Assessed to BAKER RICHARD C
Taxes, Interest and Expenses \$ 1,961.09

5. Assessment Account Number 00305855, 568 MOUNT PLEASANT RD
MOUNT PLEASANT, LAND DWELLING 54X14, REDEEMABLE.
Assessed to KEDDY BRADFORD
Taxes, Interest and Expenses \$ 3,264.40

10. Assessment Account Number 00764612
LAPLAND, LAND, REDEEMABLE, HST APPLICABLE
Assessed to CIESIELCYAK ANTON
Taxes, Interest and Expenses \$ 2,151.29

24. Assessment Account Number 01136631, MEDLEE LANE
WEST CLIFFORD, LOT 10 WEST CLIFFORD, REDEEMABLE, HST APPLICABLE
Assessed to BINDER PAUL K
Taxes, Interest and Expenses \$ 2,968.32

29. Assessment Account Number 01271997, 257 LAKEVIEW CIR
CONQUERALL MILLS, LOT 41&41A, BUILDING, REDEEMABLE
Assessed to HEBB GERALD CLAYTON
Taxes, Interest and Expenses \$ 3,840.28

37. Assessment Account Number 01892312, ITALY CROSS RD
PETITE RIVIERE, LAND, REDEEMABLE, HST APPLICABLE
Assessed to WARREN ROBERT KEITH
WARREN DONNA ADELLE
Taxes, Interest and Expenses \$ 2,436.34

46. Assessment Account Number 02283336, 3050 HIGHWAY 10
WENTZELLS LAKE, LOT 4 WENTZELLS LAKE, DWELLINGS, REDEEMABLE
Assessed to JOUDREY JEANETTE ANGELA ET AL
Taxes, Interest and Expenses \$ 10,280.98

50. Assessment Account Number 02543389, ZWICKER LONG LAKE
LOWER CORNWALL, LOT 4, REDEEMABLE, HST APPLICABLE
Assessed to WEILER KAI JOHANNES
Taxes, Interest and Expenses \$ 4,147.57

51. Assessment Account Number 02590131, 38 CONQUERALL MILLS RD
HEBBVILLE, LAND INDUSTRIAL, REDEEMABLE, HST APPLICABLE
Assessed to WHITEHOUSE J GLENN
Taxes, Interest and Expenses \$ 19,754.22

64. Assessment Account Number 03634078, 120 CROFT AVE
CRESCENT BEACH, LOT 11, DWELLING BUILDING, REDEEMABLE
Assessed to OWENS ANDREW JOSEPH REP
Taxes, Interest and Expenses \$ 6,840.60

65. Assessment Account Number 03647013, 2104 HIGHWAY 208
HEMFORD, LAND BUILDING, REDEEMABLE, HST APPLICABLE
Assessed to MOSHER SAMAIRA MANETTA
SPINDLER SHAWN ALFRED
Taxes, Interest and Expenses \$ 30,443.26

92. Assessment Account Number 04930746, 2626 CORNWALL RD
MIDDLE NEW CORNWALL, LAND DWELLING, REDEEMABLE
Assessed to MASON HILARY CATHERINE LOUSIE ET AL
MASON KEITH ERIC
Taxes, Interest and Expenses \$ 23,516.29

99. Assessment Account Number 05393612, MOLEGA LAKE RD
CHELSEA, LAND, REDEEMABLE, HST APPLICABLE
Assessed to APPOLLO VENTURE CAPITAL LTD.
Taxes, Interest and Expenses \$ 2,708.32

111. Assessment Account Number 08154171, CROFT AVE
CRESCENT BEACH, LOT 1 TO 3, REDEEMABLE, HST APPLICABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,503.95

120. Assessment Account Number 08208743, EAGLE ROCK DR
FRANEY CORNER, LOT 83, REDEEMABLE, HST APPLICABLE
Assessed to FERGUSON PATRICK J
YUMUL ILUMINDA TORRES
Taxes, Interest and Expenses \$ 4,127.40

121. Assessment Account Number 08210632, NO 103 HWY
HEBBS CROSS, LAND SERVICE, REDEEMABLE, HST APPLICABLE
Assessed to MAILMAN DONALD
SCHWARTZ KIMBERLY JUNE
Taxes, Interest and Expenses \$ 2,517.40

123. Assessment Account Number 08218315, 320 CHARLES HILL RD
FARMINGTON, LAND DWELLING, REDEEMABLE
Assessed to ARSENAULT DARREN
Taxes, Interest and Expenses \$ 4,218.94

129. Assessment Account Number 08242240, BACK RD
VOGLERS COVE, LOT 6 VOGLERS COVE, REDEEMABLE, HST APPLICABLE
Assessed to LENETEN JAMES
Taxes, Interest and Expenses \$ 2,464.99

140. Assessment Account Number 09873996, DEAN RD
HEBBVILLE, LAND, REDEEMABLE, HST APPLICABLE
Assessed to SMITH JAMES ROBERT
SMITH BEVERLY ANN
Taxes, Interest and Expenses \$ 3,773.59

193. Assessment Account Number 10666708, CROFT AVE
CRESCENT BEACH, LOT 2, REDEEMABLE, HST APPLICABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,174.68

194. Assessment Account Number 10666724, CROFT AVE
CRESCENT BEACH, LOT 8, REDEEMABLE, HST APPLICABLE
Assessed to OWENS DOUGLAS B ET AL
Taxes, Interest and Expenses \$ 2,185.23

208. Assessment Account Number 10921058, NATHAN CROFT RD
CAMPERDOWN, LOT 127, REDEEMABLE, HST APPLICABLE
Assessed to BLANCO CRISTINA MARIE
Taxes, Interest and Expenses \$ 6,092.39

The Municipality of the District of Lunenburg makes no representations or warranties to any purchaser regarding any property sold at tax sale, including but not limited to the environmental condition of any property, 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", "access" or "boundaries" and the lands offered for sale are BEING SOLD ON AN "AS IS" BASIS ONLY.

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 any subject property by way of a Tax Sale, you are advised to obtain a legal opinion as to whether or not this can be done.

PROPERTY TAXES: The purchaser will be responsible for all property taxes beginning the day of the sale. The Treasurer has not made any determination as to whether a survey is or is not required.

Redemption of Tax Sale Property- Section 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. At the time of the tax sale, if any taxes on lands are in arrears for more than six years, *no right of redemption exists*

A description of the properties may be viewed at www.modl.ca/tax-sales.html

Dated at Cookville, January 15, 2026
Elana Wentzell, Director of Finance
Municipality of the District of Lunenburg