



PUBLIC NOTICE SPECIAL COUNCIL MEETING

The Municipality of the District of Shelburne will hold a Special Council Meeting on **March 4, 2024** at **7:00pm** regarding the results of the following:

Tax Sale by Tender Proposal

This meeting will be held in the Council Chambers of the Municipal Administration Building located at 414 Woodlawn Drive, Shelburne. Members of the public may participate virtually or in person. If you wish to attend virtually, please contact Carolann Atwood at Carolann.atwood@municipalityofshelburne.ca to request a meeting link.



Naturally Yours

414 Woodlawn Drive, PO Box 280 Shelburne, NS BOT 1W0, Phone: (902) 875-3544 - Fax: (902) 875-1278

**SPECIAL SESSION OF THE 52nd COUNCIL
OF THE
MUNICIPALITY OF THE DISTRICT OF SHELBURNE
March 4, 2024 | 7:00 PM
AGENDA**

- | | <u>TIME</u> |
|--|--------------------|
| 1. <u>Call to Order</u> | 7:00 pm |
| 2. <u>Approval of Agenda</u> <ul style="list-style-type: none">a. March 4, 2024 | |
| 3. <u>Finance</u> <ul style="list-style-type: none">a. March 4, 2024 Tax Sale Results* | |
| 4. <u>In-Camrea</u> <ul style="list-style-type: none">a. Personnel Matters as per MGA 22 (2)(c) | |
| 5. <u>Adjournment</u> | |



STAFF REPORT

To: Council

From: Michelle Williams, Director of Finance

Approved by: Warren Macleod, Chief Administrative Officer

Date: March 4, 2024

Subject: Tax Sale by Tender Results March 4, 2024

ORIGIN

Per section 134 of the Municipal Government Act, if a property has outstanding taxes for the preceding three fiscal years, it shall be put up for tax sale. As per the Municipality of the District of Shelburne Tax Sale Policy when the tender tax sale list was produced in the 2023/2024 fiscal year, a “property shall be sold for tax sale if taxes are in arrears for the proceeding one fiscal year.”

RECOMMENDATION

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Huckleberry Properties Ltd of \$15,078.00 plus HST for property identified as AAN 00561282. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from East Coast Land and Sea Ltd of \$26,225.00 plus HST for property identified as AAN 00561304. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Jins Land Investment of \$10,199.99 plus HST for property identified as AAN 01412884. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from the bidder who is successful in the “coin flip” held March 5,2024 under the direction of the solicitor. The amount is for \$1,000.00 plus HST for property identified as AAN 01891944. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Harjot Singh Dod of \$11,555.00 plus HST for property identified as AAN 03084698. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Hi-Grade Technik of \$7,300.00 plus HST for property identified as AAN 06095925. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$1,600.00 plus HST for property identified as AAN 08417814. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Roger, Wendy, & Gregory Burrill of \$4,752.00 plus HST for property identified as AAN 08436053. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Trevor Marriott of \$3,500.00 plus HST for property identified as AAN 08441464. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Rebecca Katrina McHugh of \$87,000.00 plus HST for property identified as AAN 08445192. Included in this bid is the purchaser’s fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from 3271151 Nova Scotia Ltd of \$19,130.43 plus HST for property identified as AAN 08445869. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Nicholas Sadowy of \$121,500.00 plus HST for property identified as AAN 08446202. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$1,400.00 plus HST for property identified as AAN 09723617. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Huckleberry Properties Ltd of \$18,078.00 plus HST for property identified as AAN 09871276. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from East Coast Land and Sea Ltd of \$12,515.00 plus HST for property identified as AAN 10256879. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from 3271151 Nova Scotia Ltd of \$63,936.00 plus HST for property identified as AAN 10761328. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$2,900.00 plus HST for property identified as AAN 10770319. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Daniel Skeen of \$41,140.00 plus HST for property identified as AAN 10815381. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne accept the tender bid from Ken Anthony of \$35,100.00 plus HST for property identified as AAN 10938155. Included in this bid is the purchaser's fee of \$450.00 to cover legal costs associated with preparation and registration of the Certificate of Sale and preparation only of the Tax Deed.

THAT the Council of the Municipality of the District of Shelburne proceed to the next Tax Sale that is scheduled to take place in March of 2025 using the Tax Sale by Tender process. The March 2025 Tax Sale by Tender will include any qualifying properties left from the March 4, 2024 tax sale if they still meet the Tax Sale criteria.

BACKGROUND

Tax Sale

Public auction

MGA Section 141 (1) Unless the arrears of taxes, interest and expenses are paid, the treasurer shall proceed to sell land liable to be sold for taxes at public auction.

(2) The treasurer may, with the consent of the council, call tenders for property rather than put the property up for sale at public auction.

(3) The council may direct the treasurer as to what constitutes an acceptable minimum tender or bid, if the treasurer is of the opinion that the property might not realize sufficient to cover the outstanding taxes, interest and expenses.

Municipal purchase of tax sale property

MGA Section 143 (4) Where no bid is received for any land sufficient to satisfy the full amount

of the taxes, interest and expenses due in respect of the land and the municipality does not purchase the land, the municipality may, without

further notice to the owner and encumbrancers, again advertise the property and

(a) sell it at auction for the best price that may be obtained; or

(b) call tenders for the property and sell it for the highest tender, and the

council may direct the treasurer as to what constitutes an acceptable

minimum bid or tender price.

(5) Subsections 142(2) and (3) apply to the advertising referred to in subsection (4). 1998, c. 18, s. 143; 2003, c. 9, s. 55.

Tax sale advertisement

MGA Section 142 (2) Notice of the sale at public auction or the call for tenders shall be published

(a) at least twice prior to the sale or when tenders close in a newspaper

circulating in the municipality;

(b) with the first advertisement appearing at least thirty days prior to the

sale or when tenders close; and

(c) setting out each lot of land to be sold and the date, time and place of

the sale or when tenders close.

(3) It is sufficient to state in the advertisements the street and number of a property advertised or to include any other such short reference by which

the property may be identified, together with a statement that a full description can be seen at the office of the treasurer. 1998, c. 18, s. 142.

DISCUSSION

For the week of January 17, 2024, and February 7, 2024, a tender ad was posted in the local newspaper, as well as on Municipality of the District of Shelburne website and Facebook.

There were 91 sealed tender bid envelopes and 134 bids received and opened in a public livestreamed FaceBook video on March 4, 2024 at 10am AST. Present at the opening was the Director of Finance and the Tax Clerk, filming was done by the Community Development Coordinator. The attachment in the “Tender bids summary March 4, 2024” report shows the range of bids provided on the various properties. The highest bid in each column of AAN’s was selected as the recommendation. Of the 26 properties available for tax sale, 18 sold, seven did not sell and one resulted in a tie. Upon consultation with our solicitor, they advised to meet with both parties that bid on AAN01891944 and “flip a coin” to determine successful bidder, we have booked a Teams Meeting with the two bidders for 9am March 5 2024.

Of the seven that did not sell, specifically AAN02986841 and AAN01736078, staff did recommend in a March 2023 staff report that if those two properties were at the March 2024 Tax Sale Tender Auction, and were non-redeemable, that they should have a minimum bid of \$1. Upon clarification from the solicitor, the properties will not be non-redeemable until March 2025 as they had two tax bills in fiscal 2017/18. In

speaking with our Bylaw officer, these two properties are being considered for Dangerous and Unsightly starting in approximately April 2024.

Bidders will be called March 5, 2024 and for those that were not successful, arrangements will be made for them to pick up their deposit or have it mailed back to them. Successful bidders will have three business days to pay in full, in this case up to 4:30pm AST Friday March 8, 2024. As per section 149 (3) of the MGA “where the balance of the purchase money is not paid within three business days, the land shall again be advertised and put up for sale.” Our solicitor has confirmed that any monies received to date on a bid where the amount in full has not been paid within the three business days can be retained until the property is sold. Expenses incurred to resell the property are to be taken from the funds held by the bidder, once sold the funds remaining after expenses are then returned to the bidder.

Staff are recommending any unsold properties from the March 4, 2024 tax sale tender to be advertised in the next tax sale by tender scheduled for March 2025 should the resident qualify for the terms set out in the Tax Sale and Collections Policies as:

1. Pre-warning letters will be sent May 2024.
2. Taxes are due June 30, 2024 after which staff will begin preparing March 2025 tax sale.
3. In July 2024, the preliminary notices would then be issued.
4. The accounts receivable is down to a lower level than in previous years.
5. April – July are busy months in the department where there is a high volume of transactions.

Attachments

Tax Sale Policy

Collections Policy in place at the time of the 2023 2024 Tax Sale

Tax sale by tender ad and bid form March 4, 2024

Tender bids summary March 4, 2024

Tax Sale Results March 4,2024

Pictures of properties that did not sell on the Tax Sale List – (two of the properties were located in a remote area that could not be accessed – AAN03640205 and AAN1039035)



Policy 33 **TAX SALE**

POLICY PURPOSE

- 33.1 It is the Policy of the Municipality of the District of Shelburne that all property taxes be collected in a timely manner. Property tax accounts that fall into arrears will be subject to collection efforts that ultimately can result in tax sale.

POLICY DETAILS

- 33.2 Effective April 1, 2018 until March 31, 2019, property shall be sold for tax sale if taxes are in arrears for the preceding two fiscal years. Section 134(1) of the *Municipal Government Act* states “property *may* be sold for taxes if the taxes with respect to the property are not paid in full for the taxation year immediately preceding the year in which the tax sale proceedings are commenced, but the proceedings shall not commence before June 30th in the year immediately following that taxation year.” Section 134(2) of the *Municipal Government Act Section* states “property *shall* be put up for tax sale if taxes are in arrears for the preceding three fiscal years.”
- 33.3 Subject to the collection limit identified in s. 43.8 of the Collection Policy, effective April 1st, 2019, property shall be sold for tax sale if taxes are in arrears for the preceding one fiscal year. Section 134(1) of the *Municipal Government Act* states “property *may* be sold for taxes if the taxes with respect to the property are not paid in full for the taxation year immediately preceding the year in which the tax sale proceedings are commenced, but the proceedings shall not commence before June 30th in the year immediately following that taxation year.” Section 134(2) of the *Municipal Government Act Section* states “property *shall* be put up for tax sale if taxes are in arrears for the preceding three fiscal years.”
- 33.4 When Municipality of the District of Shelburne sends the Preliminary Tax Sale Notice, pursuant to Section 138 of the *Municipal Government Act*, it shall be policy of Municipality of the District of Shelburne that any person notified must provide payment in full to Municipality of the District of Shelburne within thirty days of the date of the preliminary notice.

REPEAL

- 33.5 Tax Sale Policy adopted by Council of the Municipality of the District of Shelburne on the 26 day of March, 2018, is hereby repealed.

THIS IS TO CERTIFY that the Council of the Municipality of the District of Shelburne duly passed the policy respecting Tax Sale on 26 day of March 2018.

SIGNED this 21 day of June, 2022



WARDEN



CHIEF ADMINISTRATION OFFICER

Approved by Council: March 26, 2018
Effective Date: March 26, 2018
Amended Date: November 26, 2019 (amend sections include 33.2,33.3,33.4)
Amended Date: June 23, 2021 (amend section 33.3)



Policy 43
Collections Policy

POLICY PURPOSE

43.1 To provide the Finance Department with clear requirements related to the notification process for its accounts receivable.

POLICY DETAILS

- 43.2 Collection Letters are sent out every September and January for any properties that are in arrears of \$50.00 or more.
- 43.3 Tax bills are sent out in April and due June 30 for all properties, regardless of the amount. Amounts will include arrears.
- 43.4 Pre-warning letters are sent out in May for any properties that are going to be on the tax sale list generated in July. Effective June 23, 2021, letters will only be sent if the arrears are \$5.00 or more. If an interest charge applied after the pre-warning letters are sent in May of each year increases a property tax balance above the \$5.00 exemption limit, the property in question will still be deemed as having a balance of less than \$5.00.
- 43.5 Monthly statements are sent for the Construction and Demolition Site (RMRF), Septage Receiving Station, Miscellaneous, RCMP and Sherriff for statement amounts that are \$2.00 or more.
- 43.6 Invoices created during the month are due the end of the following month before interest is charged, i.e. Invoice charged Nov. 3, Statement sent Nov. 30, due Dec. 31.
- 43.7 Residents will receive a receipt:
- When the 'request receipt' box amount is checked on the Tax Bill, Statement or Collection Letter.
 - When a resident pays with cash.
 - If after a payment, there is any balance or credit on the account.
- 43.8 As of April 1, 2019, if a property is in arrears one year plus current, it will be on the tax sale list, regardless of the amount owed. Effective June 23, 2021, a property will only be on the tax sale list if the arrears are \$5.00 or more. If an interest charge applied after the pre-warning letters are sent in May of each year increases a property tax balance above the \$5.00 exemption limit, the property in question will still be deemed as having a balance of less than \$5.00.

THIS IS TO CERTIFY that the Council of the Municipality of the District of Shelburne duly passed the policy respecting Collections on February 25, 2019.

SIGNED this 23 day of March, 2022



WARDEN


CHIEF ADMINISTRATION OFFICER

Approved by Council: February 25, 2019

Effective Date: February 25, 2019

Amended Date: February 24, 2020

Amended Date: June 23, 2021 (amend sections 43.4, 43.8)

Amended Date: March 23, 2022 (amend sections 43.4, 43.8)



PROPERTY TAX SALE BY TENDER

Municipality of the District of Shelburne

NOTICE IS HEREBY 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 properties may be seen on our website www.municipalityofshelburne.ca or at the Finance Department located in the Municipal Building, 414 Woodlawn Drive, Shelburne, Nova Scotia, during regular business hours, up to **4:00 pm AST Friday, March 1, 2024**; 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 “**MUNICIPALITY OF SHELburne 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 414 Woodlawn Drive, Shelburne, NS, by website www.municipalityofshelburne.ca, by email tax@municipalityofshelburne.ca, or by phone (902)875-3544 ext 222.

Tenders will be accepted until 4:00 pm AST on Friday, March 1, 2024.

TERMS OF SALE:

See property listing below for minimum bid price. Price on the tender form must be greater or equal to the minimum bid price plus applicable HST. **A valid tender bid must include (1)** the tender form and **(2)** minimum bid amount (certified cheque, money order, bank draft, or lawyers’ trust cheque). The accepted tender price remaining amount 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. Municipality of the District of Shelburne will accept cash, certified cheque, money order, bank draft, lawyers’ trust cheque or debit for the remaining accepted tender price. Where a purchaser fails to deliver the balance of the purchase price within three (3) business days, the minimum bid deposit monies will not be returned to the bidder until the property has been resold. Any costs associated with the resale will be deducted from the deposit before the remaining balance is returned.

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.

TAKE FURTHER NOTICE that Purchasers who receive tax deeds from the Municipality shall be responsible for recording their Deeds in the Nova Scotia Property Registry. There will be a recording fee of \$100 and, potentially, legal fees associated with the recording.

AND TAKE FURTHER NOTICE that Purchasers who are non-residents of Nova Scotia may be subject to the payment of a Provincial Deed Transfer Tax, equivalent to 5% of the greater the purchase price or the assessed value of the tax sale property, in accordance with the Non-resident Deed Transfer Tax Act. Potential purchasers should seek legal advice in relation to this issue in advance of bidding.

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 and livestreamed on the Municipal Facebook page (www.facebook.com/MunicipalityShelburne) on **Monday, March 4, 2024 10:00 am AST**. A summary report of the tender bids will be taken to Council **March 4, 2024**.

Michelle L. Williams MBA, B. COMM
Director of Finance

AAN	PID	Assessed Owner	Description	Assessed Owner Taxes, Interest & Expenses	Redeemable
00283061	80115074	MAHANEY PATR		1,436.00	YES
00400599	80102601	LITTLE RYE FISHERIES LIMITED	2 SANDY POINT RD, SANDY POINT (PORT SANDY POINT, DWELLING	20,982.00	YES
00561282	80101835	BURRILL PERLEY ATT BURRILL SHARON	UPPER SANDY PT, SANDY POINT LAND	1,311.00	YES
00561304	80101843	BURRILL PERLEY ATT BURRILL SHARON	SANDY POINT, SANDY POINT LAND	2,940.00	YES
01412884	80121320	COTTER RICKY ARCHIBALD LEARD	EAST GREEN HARBOUR RD, EAST GREEN HARBOUR LAND	1,018.00	YES
01736078	80096910	GOODICK ERNEST J & BERNICE	13 HEMEON LANE, LOWER SANDY POINT LAND DWELLING	7,847.00	YES
01891944	80131543	MCALDER JANET ELIZABETH	NO 3 HWY, SABLE RIVER WEST LAND	865.00	YES
02986841	80092448	HOPKINS GARY	56 SHORE RD, BIRCHTOWN LAND BUILDING	8,202.00	YES
03084698	80122724	GOLDMAN JANICE ET AL GOLDMAN DAVID P	NO 3 HWY, EAST GREEN HARBOUR LAND	2,163.00	YES
03155749	80081581	MACLAREN GEORGE ET AL LEHMAN KATHLEEN	GREEN DOG LAKE, PORT SAXON	1,980.00	YES
03449793	80102627	LITTLE RYE FISHERIES LIMITED	SANDY POINT SANDY POINT	3,346.00	YES
03519724	80103138	RED DOG LIMITED	SANDY POINT DRIVING	1,173.00	YES
03640205	80096407	SUTHERLAND JAMES MOSES SUTHERLAND SALLYANN	SANDY POINT RD, SANDY POINT LAND	882.00	YES
03832651	80101587	3337285 NOVA SCOTIA LIMITED		5,178.00	YES
03887464	80090210	HEMEON ED ATT MICHELLE		607.00	YES
04305264	80083694	SMITH GEORGE D	5292 SHORE RD, NORTH EAST HARBOUR LAND DWELLING BUILDINGS	2,667.00	YES
04333187	80083710	SMITH LEO C ATT PUBLIC T		1,708.00	YES
04983297	80129398	WIRTH BARB WIRTH FRANCOIS	SABLE RIVER RIVER	4,162.00	YES
04983319	80129570	WIRTH BARB WIRTH FRANCOIS	SABLE RIVER RIVER	1,443.00	YES
05841763	80106255	HARRIS ANI ATT HARRIS L	ELSHTOWN	2,316.00	YES
06095925	80122732	GOLDMAN JANICE ET AL GOLDMAN DAVID P	HIGHWAY 3, EAST GREEN HARBOUR LAND	1,382.00	YES

AAN	PID	Assessed Owner	Description	Assessed Owner Taxes, Interest & Expenses	Redeemable
08409021	80119373	FREEMAN HANS HEIRS OF ATT STETTER	ER LAKE	1,062.00	YES
08417814	80126022	KHAN ADELA	HIGHWAY 103, EAST SABLE RIVER LOT 1 EAST SABLE RIVER	1,578.00	YES
08426910	80096340	2754608 ONTARIO	SANDY POINT	2,492.00	YES
08436053	82505496	KLIKOVICH STEFAN ATT VLADI PRIVATE ISLANDS LTD	PETERS DR, UPPER OHIO LOT 42 UPPER OHIO	1,273.00	YES
08441464	82535469	KRYWALSKI BIRGIT ANGENENDT HANS ATT VLADI PRIVATE ISLANDS (CANADA) LTD	PETERS DR, UPPER OHIO LOT 90 UPPER OHIO	1,256.00	YES
08445192	82541160	KHAN ADELA	MCLEANS ISLAND RD, JORDAN BAY LOT 1 JORDAN BAY	6,033.00	YES
08445869	82541871	PEPPERCORN CONSTRUCTION AND DESIGN LTD.	MCLEANS ISLAND RD, JORDAN BAY LOT 18 JORDAN BAY	2,049.00	YES
08446202	82549700	SIGNORELLO DININE MARIE WONG LEE WAI JONATHAN	WEST SABLE RD, LOUIS HEAD LOT 6 LOUIS HEAD	5,073.00	YES
09717676	80154255	PEPPERCORN CONSTRUCTION AND DESIGN LIMITED	SCHOOL ST, SANDY POINT LAND	1,253.00	YES
09723617	82554064	KHAN ADELA	EAST SABLE RD, SABLE RIVER LOT 2 SABLE RIVER	1,274.00	YES
09871276	82554171	KHAN ADELA	EAST SABLE RD, SABLE RIVER LAND	2,336.00	YES
10256879	82549460	KIFFERLE ALFRED HANS	EAST SABLE RD, EAST SABLE RIVER LAND	2,368.00	YES
10390435	82549601	GOULDEN DARRELL LOVITT	SHORE RD, GUNNING COVE LOT 3 GUNNING COVE	1,810.00	YES
10492254	82525957	HARRIS BESSIE LOUISE REP HARRIS KARL DWAYNE	SMOKEY RD, WELSH TOWN LAND	1,768.00	YES
10597455	82569377	LITTLE RYE FISHERIES LIMITED	SANDY POINT	11,389.00	YES
10761328	80101629	KHAN ADELA	LAKE RD, SANDY POINT LOT BDE PORT SANDY POINT INDUSTRIAL	3,779.00	YES
10770319	82578352	3337285 NOVA SCOTIA LIMITED	CLOVER ST, SANDY POINT LOT 4 SANDY POINT WAREHOUSE	866.00	YES
10815381	82575143	BURRILL LYDIA EST PERLEY BURRILL	SANDY POINT RD, SANDY POINT LAND	1,355.00	YES
10938155	82578360	3337285 NOVA SCOTIA LIMITED	47 CLOVER ST, SANDY POINT LOT 3 SANDY POINT WAREHOUSE	5,676.00	YES



PROPERTY TAX SALE BY TENDER

Municipality of the District of Shelburne

MUNICIPALITY OF SHELBURNE PROPERTY TAX SALE BY TENDER

INSTRUCTIONS TO BIDDERS:

SEALED TENDERS will be received by the undersigned up to **4:00 p.m. AST Friday, March 1st, 2024** at 414 Woodlawn Drive, Shelburne, NS B0T 1W0 and clearly marked "**MUNICIPALITY OF SHELBURNE PROPERTY TAX SALE BY TENDER**". **Sealed tender must have in the envelope** the (1) Tender Bid form and (2) the minimum bid (in the form of certified cheque, money order, bank draft, or lawyers trust cheque).

Tender Forms and the Property Tax Sale by Tender ad notice, which is considered part of this tender package, must be obtained from the Finance Department at 414 Woodlawn Drive, Shelburne, NS B0T 1W0, by email tax@municipalityofshelburne.ca, by phone (902) 875-3544 extension 222, or by website www.municipalityofshelburne.ca.

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

TENDER OPENING:

Tenders will be opened and livestreamed at www.facebook.com/MunicipalityShelburne on **Monday, March 4, 2024 at 10:00am AST**. A summary report of the tender bids will be taken to Council **Monday, March 4, 2024**.

Municipality of the District of Shelburne reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest. The Municipality also reserves the right to waive formality, informality or technicality in any tender.

Michelle L. Williams, MBA, B.COMM.
Director of Finance



TENDER FORM

NAME: _____

ADDRESS: _____

TELEPHONE#: _____ FAX #: _____

E-MAIL: _____

ASSESSMENT # _____ BID AMOUNT _____ PLUS 15% HST

SIGNED: _____ DATE: _____

Please submit one Tender Form per assessment number

Please also review the Property Tax Sale by tender ad notice which, attached hereto, forms part of this tender package.

Any inquiries should be directed to Tax Clerk at the Municipality of the District of Shelburne, 414 Woodlawn Drive, PO Box 280, Shelburne NS B0T 1W0, by telephone (902) 875-3544 ext. 222 or email at tax@municipalityofshelburne.ca

Municipality of the District of Shelburne

Tax Sale Results

March 4, 2024

Property No	Assessment No	Name	Location	Purchaser	Taxes & Expenses	BID AMOUNT	Bid Amount BEFORE Legal Fee	Legal Fees	HST Coll *	Total Bid, Fees, & HST Exp	Write off	Excess On Sale
36-2023	00561282	BURRILL, Perley	Upper Sandy Point, Sandy Point	Huckleberry Properties Ltd	\$859.94	\$15,078.00	\$14,628.00	\$450.00	\$2,261.70	\$17,339.70		\$13,768.06
37-2023	00561304	BURRILL, Perley	Sandy Point, Sandy Point	East Coast Land and Sea Ltd	\$2,485.86	\$26,225.00	\$25,775.00	\$450.00	\$3,933.75	\$30,158.75		\$23,289.14
57-2023	01412884	COTTER, Ricky	East Green Harbour Rd, East Green Harbour	Jins Land Investment	\$567.25	\$10,199.99	\$9,749.99	\$450.00	\$1,530.00	\$11,729.99		\$9,182.74
69-2023	01736078	GOODICK, Ernest & Bernice	13 Hemeon Lane, Lower Sandy Point	NO BIDS								
91-2023	01891944	MCALÉER, Janet	No 3 Hwy, Sable River West	TIE								
118-2023	02986841	HOPKINS, Gary	56 Shore Rd, Birchtown	NO BIDS								
123-2023	03084698	GOLDMAN, Janice	No 3 Hwy, East Green Harbour	Harjot Singh Dod	\$1,710.50	\$11,555.00	\$11,105.00	\$450.00	\$1,733.25	\$13,288.25		\$9,394.50
143-2023	03640205	SUTHERLAND, James	Sandy Point Rd, Sandy Point	NO BIDS								
176-2023	04305264	SMITH, George	5292 Shore Rd, North East Harbour	NO BIDS								
244-2023	06095925	GOLDMAN, Janice	Highway 3, East Green Harbour	Hi-Grade Technik	\$930.13	\$7,300.00	\$6,850.00	\$450.00	\$1,095.00	\$8,395.00		\$5,919.87
266-2023	08417814	KHAN, Adela	Highway 103, East Sable, LOT 1	Ken Anthony	\$1,126.00	\$1,600.00	\$1,150.00	\$450.00	\$240.00	\$1,840.00		\$24.00
286-2023	08436053	KLIKOVICH, Stefan	Peters Dr, Upper Ohio, LOT 42	Roger, Wendy, & Gregory Burrill	\$821.82	\$4,752.00	\$4,302.00	\$450.00	\$712.80	\$5,464.80		\$3,480.18
295-2023	08441464	KRYWALSKI, Birgit	Peters Dr, Upper Ohio, LOT 90	Trevor Marriott	\$804.78	\$3,500.00	\$3,050.00	\$450.00	\$525.00	\$4,025.00		\$2,245.22
300-2023	08445192	KHAN, Adela	McLeans Island Rd, Jordan Bay, LOT 1	Rebecca Katrina McHugh	\$5,573.62	\$87,000.00	\$86,550.00	\$450.00	\$13,050.00	\$100,050.00		\$80,976.38
304-2023	08445869	Peppercorn Construction Ltd	McLeans Island Rd, Jordan Bay, LOT 18	3271151 Nova Scotia Ltd	\$1,596.47	\$19,130.43	\$18,680.43	\$450.00	\$2,869.56	\$21,999.99		\$17,083.96
307-2023	08446202	SIGNORELLO, Dinine	West Sable Rd, Louis Head, LOT 6	Nicholas Sadowy	\$4,615.74	\$121,500.00	\$121,050.00	\$450.00	\$18,225.00	\$139,725.00		\$116,434.26
313-2023	09717676	Peppercorn Construction Ltd	School St, Sandy Point	NO BIDS								
323-2023	09723617	KHAN, Adela	East Sable Rd, Sable River, LOT 2	Ken Anthony	\$823.07	\$1,400.00	\$950.00	\$450.00	\$210.00	\$1,610.00		\$126.93
326-2023	09871276	KHAN, Adela	East Sable Rd, Sable River	Huckleberry Properties Ltd	\$1,883.00	\$18,078.00	\$17,628.00	\$450.00	\$2,711.70	\$20,789.70		\$15,745.00
331-2023	10256879	KIFFERLE, Alfred Hans	East Sable Rd, Sable River	East Coast Land and Sea Ltd	\$1,914.40	\$12,515.00	\$12,065.00	\$450.00	\$1,877.25	\$14,392.25		\$10,150.60
339-2023	10390435	GOULDEN, Darrell	Shore Rd, Gunning Cove, LOT 3	NO BIDS								
340-2023	10492254	HARRIS, Bessie	Smokey Rd, Welshtown	NO BIDS								
350-2023	10761328	KHAN, Adela	Lake Rd, Sandy Point, LOT BDE	3271151 Nova Scotia Ltd	\$3,323.54	\$63,936.00	\$63,486.00	\$450.00	\$9,590.40	\$73,526.40		\$60,162.46
351-2023	10770319	3337285 Nova Scotia Ltd	Clover St, Sandy Point, Lot 4	Ken Anthony	\$415.45	\$2,900.00	\$2,450.00	\$450.00	\$435.00	\$3,335.00		\$2,034.55
354-2023	10815381	BURRILL, Lydia	Sandy Point Rd, Sandy Point	Daniel Skeen	\$903.30	\$41,140.00	\$40,690.00	\$450.00	\$6,171.00	\$47,311.00		\$39,786.70
362-2023	10938155	3337285 Nova Scotia Ltd	47 Clover St, Sandy Point, LOT 3	Ken Anthony	\$5,219.00	\$35,100.00	\$34,650.00	\$450.00	\$5,265.00	\$40,365.00		\$29,431.00
TOTAL					\$35,573.87	\$482,909.42	\$474,809.42	\$8,100.00	\$72,436.41	\$555,345.83	\$0.00	\$439,235.55

TOTAL Summary	
26	Properties available for Tax Sale
18	Sold
7	Not Sold
1	Tie

March 4/24	Redeemable	26
	Not Redeemable	0
TOTAL		