



STAFF REPORT

To: Council

From: Michelle Williams, Director of Finance

Approved by: Warren Macleod, Chief Administrative Officer

Date: February 10, 2025

Subject: Tax Sale by Tender Results February 10, 2025

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 2024/2025 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 Timothy Lussier of \$5,101.00 plus HST for property identified as AAN 00210218. 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 Phillip Crack of \$30,434.78 plus HST for property identified as AAN 00561274. 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 Jolanta and Pierre Vermette of \$2,000.00 plus HST for property identified as AAN 01696653. 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 Janet Bower of \$1,500.00 plus HST for property identified as AAN 01923641. 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 \$32,125.00 plus HST for property identified as AAN 01960067. 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 Wade Pennell of \$1,700.00 plus HST for property identified as AAN 01960202. 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 B. Anthony of \$964.00 plus HST for property identified as AAN 01994042. 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 Jeff Rutherford of \$912.00 plus HST for property identified as AAN 03419541. 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 Colby Williams of \$75,500.00 plus HST for property identified as AAN 03513734. 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 Navaneethan Sivakumar of \$4,200.00 plus HST for property identified as AAN 03725855. 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 Wade Nickerson and Lori Nickerson of \$20,000.00 plus HST for property identified as AAN 03976262. 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 Navaneethan Sivakumar of \$10,200.00 plus HST for property identified as AAN 04697677. 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 2301112 NS Ltd and Southern Scotia Property Management Inc of \$28,107.00 plus HST for property identified as AAN 04734769. 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 Navaneethan Sivakumar of \$2,700.00 plus HST for property identified as AAN 04768124. 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 Michael Townsend of \$3,376.00 plus HST for property identified as AAN 05363632. 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 2301112 NS Ltd and Southern Scotia Property Management Inc of \$1,507.00 plus HST for property identified as AAN 05570867. 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 Navaneethan Sivakumar of \$12,600.00 plus HST for property identified as AAN 06116868. 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 2301112 NS Ltd and Southern Scotia Property Management Inc of \$17,700.00 plus HST for property identified as AAN 08409188. 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 Jeff Rutherford of \$4,052.00 plus HST for property identified as AAN 10445590. 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 Jeff Rutherford of \$10,152.00 plus HST for property identified as AAN 10447968. 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 Mark Rennehan of \$2,000.00 plus HST for property identified as AAN 10447976. 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 Michael Townsend of \$2,376.00 plus HST for property identified as AAN 10768616. 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 Corey Huskison Ltd of \$26,700.00 plus HST for property identified as AAN 10815371. 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 Francis Maritime Properties Ltd of \$1,629.00 plus HST for property identified as AAN 10815398. 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 Janet Bower of \$1,500.00 plus HST for property identified as AAN 10983053. 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 Janet Bower of \$1,100.00 plus HST for property identified as AAN 10983061. 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 Bonnie L and Darrell E Brannen of \$3,000.00 plus HST for property identified as AAN 10983169. 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 February of 2026 using the Tax Sale by Tender process. The February 2026 Tax Sale by Tender will include any qualifying properties left from the February 10, 2025 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

On January 7, 2025, a tender ad was posted on Municipality of the District of Shelburne website and Facebook, and in the local newspapers South Shore Breaker January 22nd, 2025 and February 5th, 2025 and the Vanguard February 6, 2025.

There were 96 sealed tender bid envelopes and 143 bids received and opened in a public livestreamed FaceBook video on February 10, 2025 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 February 10, 2025” 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 36 properties available for tax sale, 27 sold and nine did not sell. Of the nine that did not sell, five properties were on the tax sale for the first time, AAN10390435 has been on three tax sales including this one, AAN03640205 has been on two tax sales including this one and AAN01736078 and AAN02986841 has been on six tax sales including this one where AAN01736078 has now been approved for demolition by Council, and we anticipate AAN02986841 will go through the dangerous and unsightly process per the By Law Enforcement Officer.

Bidders will be called February 11, 2025, 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 February 14, 2025. 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 February 10, 2025 tax sale tender to be advertised in the next tax sale by tender scheduled for February 2026 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 2025.
2. Taxes are due June 30, 2025 after which staff will begin preparing February 2026 tax sale.
3. In July 2025, 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

Tax sale by tender ad and bid form

Tender bids summary February 10, 2025

Tax Sale Results February 10, 2025



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.
- 33.5 HST on Redemption of Tax Sale Properties. Where a property has been sold for taxes at a tax sale, which is subject to HST, and such HST has been paid by the tax sale purchaser; it shall be the policy of the Municipality of the District of Shelburne that any party redeeming such tax sale property shall be provided with a redemption amount which includes the amount of HST paid by the tax sale purchaser and that the full redemption amount, including such amount of HST, must be to the Municipality in order to redeem the property.

REPEAL

33.6 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 12 day of December, 2024



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)

Amended Date: December 11, 2024 (add a new section 33.5, amend old 33.5 to be 33.6)

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.

43.9 The Treasurer may approve administrative policies governing the write-off or adjustment of taxpayers accounts where oversight is provided by the CAO/DCAO through

documentation and co-signature. In general, staff have the authority to write off accounts where notice is received from PVSC/Land Registry that an error has been made in the file roll which cannot be collected by any provision of the Assessment Legislation (ie Duplicate Assessments, Deleted Accounts, etc).

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 30th day of January, 2024



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)
Amended Date: January 24, 2024 (added section 43.9)



PROPERTY TAX SALE BY TENDER

Municipality of the District of Shelburne

TENDER FORM

INSTRUCTIONS TO BIDDERS:

SEALED TENDERS will be received by the undersigned up to **4:00pm AST Friday, February 7th, 2025** 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:**

- (1) Tender Bid form
- (2) The minimum bid (in the form of certified cheque, money order, bank draft, or lawyers trust cheque made payable to 'Municipality of Shelburne').

Tender Forms and the Property Tax Sale by Tender ad notice, **which is considered part of this tender package**, can be obtained from the Finance Department at 414 Woodlawn Drive, Shelburne, NS B0T 1W0, by email tax@municipalityofshelburne.ca, by phone (902) 875-3544 ext. 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/MunicipalityofShelburne on **Monday, February 10th, 2025 at 10:00am AST**. A summary report of the tender bids will be taken to Council **Monday, February 10th, 2025**.

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.

NAME: _____

ADDRESS: _____

TELEPHONE #: _____ EMAIL: _____

ASSESSMENT #: _____ BID AMOUNT: _____ PLUS HST

SIGNED: _____ DATE: _____

Please submit one Tender Form per assessment number. Make sure to review the Property Tax Sale By Tender ad notice which, attached hereto, forms part of this tender package.

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



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 **4:00pm AST Friday, February 7, 2025**; 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 4:00pm AST on Friday, February 7, 2025.

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 to be made payable to 'The Municipality of Shelburne'). 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 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/MunicipalityofShelburne) on **Monday, February 10, 2025 10:00 am AST**. A summary report of the tender bids will be taken to Council **February 10, 2025**.

The Finance Department, Municipality of Shelburne

AAN	PID	Description	Assessed Owner	Minimum Bid	Redeemable
00017477	80093586	BIRCHTOWN RD BIRCHTOWN LAND	JAMESON PATRICIA	975.00	YES
00105642	80135998	ROCKLAND RD ROCKLAND LAND	BALDWIN JEFFREY T	1,413.00	YES
00210218	80100928	SANDY POINT RD JORDAN FERRY LAND THERE APPEARS TO BE AN ISLAND ADJACENT TO THE PROPERTY THAT IS ASSOCIATED WITH THIS ASSESSMENT. ONLY A 1/2 INTEREST IN THAT ISLAND IS ASSOCIATED WITH THE ASSESSMENT.	DRUMMOND JEAN ANN	957.00	YES
00561274	80096639	1984 SANDY POINT RD SANDY POINT LAND DWELLING BUILDING	BURRILL LYDIA EST PERLEY BURRILL	7,249.00	YES
01148249	80115876	4619 HIGHWAY 103 JORDAN FALLS LAND RETAIL/OFFICE	STEWART FRANK LEROY	43,084.00	YES
01501828	80102346	1113 SANDY POINT RD SANDY POINT LAND BUILDINGS	1943662 ALBERTA LTD.	2,576.00	YES
01696653	80131337	303 HIGHWAY 3 SABLE RIVER LAND DWELLING	SPENCER MARK	1,710.00	YES
01736078	80096910	13 HEMEON LANE LOWER SANDY POINT LAND DWELLING	GOODICK ERNEST J & BERNICE	9,407.00	NO
01839497	80087240	SHORE RD ROUND BAY LAND	WISEMAN EILA R	1,075.00	YES
01923641	80084445	SHORE RD NORTH EAST HARBOUR LAND	JAMESON PATRICIA	1,003.00	YES
01960067	80095813	MCNUTTS ISLAND RD MCNUTTS ISLAND LAND	ROSSI MIRO	2,157.00	YES
01960202	80095698	MCNUTTS ISLAND RD MCNUTTS ISLAND LOT 3 MCNUTTS ISLAND	ROSSI MIRO	1,686.00	YES
01994042	80092463	SHORE RD BIRCHTOWN LAND	CLARKE DAVID	963.00	YES
02117339	80134976	ROCKLAND RD ROCKLAND LAND	HUPMAN WILLIAM SHAWN	1,491.00	YES
02175959	80111743	PELLS RD SHELBURNE LAND	JACKLYN ROBERT CHARLES ET AL	902.00	YES
02305763	80099070	111 HAMMOND RD JORDAN BAY LAND DWELLING	KEAN KRISTA	1,962.00	YES
02986841	80092448	56 SHORE RD BIRCHTOWN LAND BUILDING	HOPKINS GARY	9,401.00	NO
03419541	80135171	ROCKLAND RD ROCKLAND LAND	JAMESON PATRICIA	875.00	YES
03420594	80129331	JONES HARBOUR RD EAST SABLE RIVER LAND	NEVINS JOHN L	922.00	YES
03513734	80120405	147 WEST HEAD RD WESTERN HEAD LAND DWELLING	FASMEERS NORBERT	2,663.00	YES
03640205	80096407	SANDY POINT RD SANDY POINT LAND	SUTHERLAND JAMES MOSES SUTHERLAND SALLYANN	1,345.00	YES
03725855	80085285	BLACK POINT RD INGOMAR LAND	PERRY LOREN A ATT NASH KRISTA	941.00	YES
03976262	80120488	76 WEST HEAD RD WESTERN HEAD LAND DWELLING	FASMEERS NORBERT	1,427.00	YES

AAN	PID	Description	Assessed Owner	Minimum Bid	Redeemable
04348052	80082563	SHORE RD PORT SAXON LAND	PERRY DILLON	873.00	YES
04115956	80120886	39 EAST SABLE RD SABLE RIVER LAND DWELLING BUILDING	GALLAGHER THOMAS JAMES GALLAGHER VIRGINIA RUTH	3,805.00	YES
04697677	80120884	EAST GREEN HARBOUR RD EAST GREEN HARBOUR LAND	JAMESON PATRICIA	1,212.00	YES
04734769	80133804	WEST SABLE RD LITTLE HARBOUR LAND	SEGELSTEIN MARCIA ET AL VAN DYCK CHRISTIAN	1,344.00	YES
04768124	80084593	GREENWOOD RD NORTH EAST HARBOUR LAND	JAMESON PARTICIA	888.00	YES
05363632	80120413	WEST HEAD RD WESTERN HEAD LAND	FASMERS NORBERT	1,018.00	YES
05421817	80111181	49 SOUIRQUOIS RD LAKE GEORGE LOT 1 LAKE GEORGE DWELLING	DESCHAMP JOCELYN DESCHAMP OLIVER PRESCOTT	2,144.00	YES
05570867	80084692	WILSONS RD INGOMAR LAND	PERRY LOREN ET AL ATT NASH KRISTA	907.00	YES
05700992	80120000	EAST GREEN HARBOUR RD EAST GREEN HARBOUR LAND	MURPHY BRIAN J & NANCY J	2,328.00	YES
06116868	80102486	SANDY POINT RD SANDY POINT LAND	DOBSON PAUL HAMILTON	1,212.00	YES
08409188	80092661	42 LOOP OF HIGHWAY 103 LOOP BEAVERDAM LAKE LOT 1 BEAVERDAM LAKE BUILDING	NICKERSON SALLY ET AL	1,488.00	YES
08421897	80101000	40540 UPPER CLYDE RD WELSH TOWN 1990 PRESTIGE MOBILE 14X54 (56)S.453230	WILLIAMS WILLIAM DOUGLAS WILLIAMS SHELLEY-ANN	1,363.00	YES
08422958	80101000	43 DENTREMONT RD JOY DAN BAY 43 D'ENTREMONT RD 1974 MOBILE HOME 12X68 MOBILE	HOPKINS MARK	888.00	YES
08422915	80101531	44 SANDY POINT RD SANDY POINT LOT 1A SANDY POINT	HOWATT CHARLES	6,032.00	YES
10390435	82549601	SHORE RD GUNNING COVE LOT 3 GUNNING COVE	GOULDEN DARRELL LOVITT	2,498.00	YES
10445590	82566837	MCNUTTS ISLAND RD MCNUTTS ISLAND LOT 4 MCNUTTS ISLAND	ROSSI MIRO	1,156.00	YES
10447968	82566944	MCNUTTS ISLAND RD MCNUTTS ISLAND LOT 3 MCNUTTS ISLAND	ROSSI MIRO	1,086.00	YES
10447976	82566951	MCNUTTS ISLAND RD MCNUTTS ISLAND LOT 4 MCNUTTS ISLAND	ROSSI MIRO	1,198.00	YES
10768616	82573825	WEST HEAD RD WESTERN HEAD LAND	FASMERS NORBERT	879.00	YES
10815371	82575150	SANDY POINT RD SANDY POINT LAND	BURRILL LYDIA EST PERLEY BURRILL	907.00	YES
10815398	82575135	SANDY POINT RD SANDY POINT LAND	BURRILL LYDIA EST PERLEY BURRILL	880.00	YES

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AAN	PID	Description	Assessed Owner	Minimum Bid	Redeemable
10830915	82575481	128 BEACH RD ROSEWAY LOT 6 ROSEWAY	PERRY SHAYLA	9,579.00	YES
10983053	82579764	SHORE RD NORTH EAST HARBOUR LAND	JAMESON PATRICIA	975.00	YES
10983061	82579772	SHORE RD NORTH EAST HARBOUR LAND	JAMESON PATRICIA	890.00	YES
10983169	82579756	SHORE RD NORTH EAST HARBOUR LAND	PERRY ELISHA	2,139.00	YES

PAID

Municipality of the District of Shelburne
Tax Sale Results
February 10, 2025

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	
3-2024	00017477	Patricia Jameson	Birchtown Road, Birchtown, Land	NO BIDS									
13-2024	00210218	Jean Ann Drummond	Sandy Point Rd, Jordan Ferry, Land	Timothy Lussier	\$505.85	\$5,101.00	\$4,651.00	\$450.00	\$765.15	\$5,866.15		\$4,145.15	
35-2024	00561274	Lydia Burrill Est & Perley Burrill	1984 Sandy Point Rd, Sandy Point, Land Dwelling Building	Phillip Crack	\$6,793.51	\$30,434.78	\$29,984.78	\$450.00	\$4,565.22	\$35,000.00		\$23,191.27	
52-2024	01148249	Frank Leroy Stewart	4619 Highway 103, Jordan Falls, Land Retail/office	NO BIDS									
66-2024	01696653	Mark Spencer	303 Highway 3, Sable River, Land Dwelling	Jolanta and Pierre Vermette	\$1,259.06	\$2,000.00	\$1,550.00	\$450.00	\$300.00	\$2,300.00		\$290.94	
70-2024	01736078	Ernest J & Bernice Goodick	13 Hemeon Lane, Lower Sandy Point, Land Dwelling	NO BIDS									
79-2024	01839497	Eila R Wiseman	Shore Rd, Round Bay, Land	NO BIDS									
97-2024	01923641	Patricia Jameson	Shore Rd, North East Harbour, Land	Janet Bower	\$552.39	\$1,500.00	\$1,050.00	\$450.00	\$225.00	\$1,725.00		\$497.61	
100-2024	01960067	Miro Rossi	McNutt's Island Rd, McNutt's Island, Land	East Coast Land and Sea Ltd	\$1,705.17	\$32,125.00	\$31,675.00	\$450.00	\$4,818.75	\$36,943.75		\$29,969.83	
101-2024	01960202	Miro Rossi	McNutt's Island Rd, McNutt's Island, Lot 3 McNutt's Island	Wade Pennell	\$1,234.97	\$1,700.00	\$1,250.00	\$450.00	\$255.00	\$1,955.00		\$15.03	
103-2024	01994042	David Clarke	Shore Rd, Birchtown, Land	Ken B Anthony	\$512.43	\$964.00	\$514.00	\$450.00	\$144.60	\$1,108.60		\$1.57	
117-2024	02175959	Robert Charles Jacklyn Et Al	Pells Rd, Shelburne, Land	NO BIDS									
128-2024	02986841	Gary Hopkins	56 Shore Rd, Birchtown Land Building	NO BIDS									
134-2024	03419541	Patricia Jameson	Rockland Rd, Rockland, Land	Jeff Rutherford	\$424.73	\$912.00	\$462.00	\$450.00	\$136.80	\$1,048.80		\$37.27	
137-2024	03513734	Norbert Fasmers	147 West Head Rd, Western Head, Land Dwelling	Colby Williams	\$2,210.91	\$75,500.00	\$75,050.00	\$450.00	\$11,325.00	\$86,825.00		\$72,839.09	
147-2024	03640205	James Sutherland & Sallyann Moses Sutherland	Sandy Point Rd, Sandy Point, Land	NO BIDS									
153-2024	03725855	Loren A Perry	Black Point Rd, Ingomar, Land	Navaneethan Sivakumar	\$490.07	\$4,200.00	\$3,750.00	\$450.00	\$630.00	\$4,830.00		\$3,259.93	
168-2024	03976262	Norbert Fasmers	76 West Head Rd, Western Head, Land Dwelling	Wade Nickerson and Lori Nickerson	\$976.34	\$20,000.00	\$19,550.00	\$450.00	\$3,000.00	\$23,000.00		\$18,573.66	
179-2024	04348052	Dillon Perry	Shore Rd, Port Saxon, Land	NO BIDS									
206-2024	04697677	Patricia Jameson	East Green Harbour Rd, East Green Harbour, Land	Navaneethan Sivakumar	\$760.87	\$10,200.00	\$9,750.00	\$450.00	\$1,530.00	\$11,730.00		\$8,989.13	
208-2024	04734769	Marcia Segelstein & Christian Van Dyck Et Al	West Sable Rd, Little Harbour, Land	2301112 NS Ltd and Southern Scotia Property Management Inc	\$892.87	\$28,107.00	\$27,657.00	\$450.00	\$4,216.05	\$32,323.05		\$26,764.13	
209-2024	04768124	Patricia Jameson	Greenwood Rd, North East Harbour, Land	Navaneethan Sivakumar	\$437.55	\$2,700.00	\$2,250.00	\$450.00	\$405.00	\$3,105.00		\$1,812.45	
232-2024	05363632	Norbert Fasmers	West Head Rd, Western Head, Land	Michael Townsend	\$566.88	\$3,376.00	\$2,926.00	\$450.00	\$506.40	\$3,882.40		\$2,359.12	
244-2024	05570867	Loren Perry Et Al	Wilsons Rd, Ingomar, Land	2301112 NS Ltd and Southern Scotia Property Management Inc	\$456.03	\$1,507.00	\$1,057.00	\$450.00	\$226.05	\$1,733.05		\$600.97	
260-2024	06116868	Paul Hamilton Dobson	Sandy Point Rd, Sandy Point, Land	Navaneethan Sivakumar	\$761.59	\$12,600.00	\$12,150.00	\$450.00	\$1,890.00	\$14,490.00		\$11,388.41	
273-2024	08409188	Sally Nickerson Et Al	42 Loop of Highway 103 Loop, Beaverdam Lake, Lot 1 Beaverdam Lake, Building	2301112 NS Ltd and Southern Scotia Property Management Inc	\$1,037.31	\$17,700.00	\$17,250.00	\$450.00	\$2,655.00	\$20,355.00		\$16,212.69	
331-2024	10390435	Darrell Lovitt Goulden	Shore Rd, Gunning Cove, Lot 3 Gunning Cove	NO BIDS									
334-2024	10445590	Miro Rossi	McNutt's Island Rd, McNutt's Island, Lot 4 McNutt's Island	Jeff Rutherford	\$705.29	\$4,052.00	\$3,602.00	\$450.00	\$607.80	\$4,659.80		\$2,896.71	
335-2024	10447968	Miro Rossi	McNutt's Island Rd, McNutt's Island, Lot 3 McNutt's Island	Jeff Rutherford	\$635.45	\$10,152.00	\$9,702.00	\$450.00	\$1,522.80	\$11,674.80		\$9,066.55	
336-2024	10447976	Miro Rossi	McNutt's Island Rd, McNutt's Island, Lot 4 McNutt's Island	Mark Rennehan	\$746.95	\$2,000.00	\$1,550.00	\$450.00	\$300.00	\$2,300.00		\$803.05	
350-2024	10768616	Norbert Fasmers	West Head Rd, Western Head, Land	Michael Townsend	\$427.99	\$2,376.00	\$1,926.00	\$450.00	\$356.40	\$2,732.40		\$1,498.01	
352-2024	10815371	Lydia Burrill Est & Perley Burrill	Sandy Point Rd, Sandy Point, Land	Corey Huskison Ltd	\$455.89	\$26,700.00	\$26,250.00	\$450.00	\$4,005.00	\$30,705.00		\$25,794.11	
353-2024	10815398	Lydia Burrill Est & Perley Burrill	Sandy Point Rd, Sandy Point, Land	Francis Maritime Properties Ltd	\$428.89	\$1,629.00	\$1,179.00	\$450.00	\$244.35	\$1,873.35		\$750.11	
359-2024	10983053	Patricia Jameson	Shore Rd, North East Harbour, Land	Janet Bower	\$524.19	\$1,500.00	\$1,050.00	\$450.00	\$225.00	\$1,725.00		\$525.81	
360-2024	10983061	Patricia Jameson	Shore Rd, North East Harbour, Land	Janet Bower	\$439.03	\$1,100.00	\$650.00	\$450.00	\$165.00	\$1,265.00		\$210.97	
361-2024	10983169	Elisha Perry	Shore Rd, North East Harbour, Land	Bonnie L and Darrell E Brannen	\$1,687.39	\$3,000.00	\$2,550.00	\$450.00	\$450.00	\$3,450.00		\$862.61	
					TOTAL	\$27,629.60	\$303,135.78	\$290,985.78	\$12,150.00	\$45,470.37	\$251,642.75	\$0.00	\$263,356.18

TOTAL		Summary
36	Properties available for Tax Sale	
27	Sold	
9	Not Sold	

February 10/25	Redeemable	34
	Not Redeemable	2
TOTAL		36