



Town of Truro Tax Sale Property Tender

In accordance with the Municipal Government Act of the Province of Nova Scotia, **PUBLIC NOTICE** is hereby given that the following lands & premises shall be **SOLD BY TENDER**.

SEALED TENDERS are to be submitted on the Town's bid form in a plain envelope marked "**Town of Truro Tax Sale Property Tender**", to the Finance Office- 695 Prince Street, Truro, NS, B2N 1G5 no later than **3:00PM, Monday, January 21st, 2019.**

Tender Forms and Specifications: must be obtained from the Finance Department at 695 Prince Street, Truro, NS B2N 1G5 or by website www.truro.ca

Further descriptions and inquiries are to be directed to Edwina Renaux, Accounting Assistant at erenaux@truro.ca or 902-895-7821.

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

- Properties are sold "As Is/Where is". All research related to the property is the responsibility of the bidder.
- Mobile homes –Bidding on the MOBILE HOME ONLY. Land is not included. The Town is not responsible for ensuring that the successful bidder will be able to enter the land on which the mobile home is located.
- Purchasers are responsible for obtaining their own legal advice on the effect of a tax deed and their rights regarding a property purchased, including advice regarding personal property/tenants at a property and the Town is not responsible for taking possession.
- By participating in this tender you are acknowledging that you have satisfied yourself as to what it is you are bidding on, that the process leading to your bid has been conducted properly and that you will not hold the Town responsible or liable if later there proves to be an issue with title or survey or any other problem. If you are not in agreement with this, you may not bid.
- The successful bidder (s) will be given three (3) business days after awarding of tender to pay amount in full. If the successful bidder does not pay within the 3 days the award will go to the next highest bidder.

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Definitions:

Redeemable: Any of the property owners have the right to purchase the property back within 6 months of the date of sale.

Not redeemable: The purchaser owns the property from the date of sale, the property owner(s) have no opportunity to buy the property back.

The purchaser will be responsible for all property taxes beginning the day of the sale as well as insurance premiums.

Purchasers should be aware that properties may be redeemed within six months of the date of sale by the owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land by payment of the following:

- The sum paid by the purchaser
- Interest at a rate of 10% per annum on the total sum paid from the date of sale to the date of redemption
- The full amount of any outstanding taxes arising before the sale where the purchaser paid less than the amount of outstanding taxes on the land
- Taxes levied on the land after the sale and any interest
- The fee to record the certificate of discharge
- All sums paid by the purchaser for fire insurance
- Any amounts paid by the purchaser for necessary repairs made – with written approval from the Town of Truro treasurer, to buildings on the land.

Any repairs made to a redeemable property must be approved in writing by the Town Treasurer. Where a property owes more than six (6) years of arrears, the property cannot be redeemed. Only at the end of the redemption period will the title pass to the successful bidder.

Persons prohibited from bidding:

- (a) Town Council members or employees of the Town, or their spouse
- (b) A company in which a person referred to in clause (a) owns or beneficially owns the majority of the issued and outstanding shares



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TENDER FORM:

NAME: _____

ADDRESS:

TELEPHONE: _____ FAX #: _____

E-MAIL: _____

ASSESSMENT # _____

BID AMOUNT _____ (INCLUDES HST)

SIGNED: _____ DATE: _____

***ONE TENDER FORM PER ASSESSMENT NUMBER MUST BE SUBMITTED**

ANY ENQUIRIES SHOULD BE DIRECTED TO EDWINA RENAUX, ACCOUNTING ASSISTANT, TOWN OF TRURO, 695 PRINCE STREET, TRURO, NS, B2N 1G5, TELEPHONE (902) 895-7821 OR EMAIL AT ERENAUX@TRURO.CA



Town of Truro Tax Sale Property Tender

TAX SALE PROPERTIES

Land 559 Young St. Account# 00824208

Property assessed to Owner Unknown

No Minimum Bid

Non-Redeemable

20 Dominion St. Account# 00307319.

Property assessed to Jennifer Nettleton Holdings.

No Minimum Bid

Non-Redeemable

13B Barrett Lane. MOBILE HOME ONLY.

Account#07351143

Property assessed to Margaret Conrod.

No Minimum Bid

Redeemable

3B Moore St. MOBILE HOME ONLY.

Account#10418763.

Property assessed to William Burbine.

No Minimum Bid

Redeemable