

POSTED: January 3, 2025

TAX SALE
Municipality of Argyle

REVISED: February 6, 2025

NOTICE IS HEREBY GIVEN in accordance with the provisions of the Municipal Government Act 1999, Part 6. The following properties situated in the Municipality of the District of Argyle will be sold at Public Auction at:

5 Rue J.E. Hatfield Court, Tusket, Nova Scotia

MARCH 19, 2025

10:00 AM

PRE-REGISTRATION IS REQUIRED

PHONE: 902-648-2311

OR

EMAIL: taxation@munargyle.com

In the event of a winter storm the tax sale will be held March 20, 2025 at 10:00 am

AAN 00110752 PID 90107772

53 ROCCO POINT RD, ROCCO POINT
WAREHOUSE

Assessed to: **NOVA ELITE FARM SERVICES LIMITED**

Taxes, Interest and expenses **Total \$23,151.24**

AAN 00397504 PID 90024266

COME AUS HILL RD., LITTLE RIVER HARBOUR

Assessed to: **BOUDREAU, JONATHAN**

Taxes, Interest and Expenses **Total \$1107.70 Plus HST**

AAN 00397547 PID 90024365

COME AUS HILL RD., LITTLE RIVER HARBOUR

Assessed to: **BOUDREAU, JONATHAN**

Taxes, Interest and expenses **Total \$364.04 Plus HST**

AAN 00408905 PID 90223173

CHEMIN ISAAC, SLUICE POINT
LAND

Assessed to: **BOURQUE, FLORENCE H,**

Taxes, Interest and expenses **Total \$277.04 Plus HST**

AAN 00409677 PID 90108861

74 EEL LAKE RD., STE. ANNE DU RUISSEAU, LAND

Assessed to: **BURKE JOHN L. & EMILY & BRUCE A.**

Taxes, Interest and expenses **Total \$1,516.79 Plus HST**

AAN 01059424 PID 90224270

CHEMIN A CORNU LOT 5, LOWER WEST PUBNICO

Assessed to: **D'ENTREMONT LEOPOLD – D'EON HOLLY – D'EON RANDY (To Clear Title)**

Taxes, Interest and expenses **Total \$296.54 Plus HST**

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AAN 01060848 PID 90074428

994 HIGHWAY 335, WEST PUBNICO
DWELLING

Assessed to **MOOD, JAMES RYAN**

Taxes, Interest and expenses

Total \$3,030.72

AAN 01284789 PID 90098021

208 CORPORON RD., WEDGEPORT
DWELLING

Assessed to: **DOUCETTE, KEVIN LEONARD**

Taxes, Interest and expenses

Total \$3,695.79

AAN 02495864 PID 90221920

BIG TUSKET ISLAND
LOT 20 - WEST TUSKET ISLANDS

Assessed to: **MURPHY REGAN, LEBLANC FREDERIC EST, LEBLANC PIERRE EST, LEBLANC JOSEPH EST**

Taxes, Interest and expenses

Total \$364.58 Plus HST (To Clear Title)

AAN 03125998 PID 90091091

BACK RD., EAST KEMPTVILLE
LAND

Assessed to: **MCDONALD, WILLIAM & SINGER, WILLIAM**

Taxes, Interest and expenses

Total \$283.56 Plus HST (To Clear Title)

AAN 03308324 PID 90040007

HIGHWAY 308, BELLEVILLE NORTH
LAND

Assessed to: **MORRIS ALAN J.**

Taxes, Interest and expenses

Total \$413.17 Plus HST

AAN 03358593 PID 90044371

7518 HIGHWAY 308, EAST QUINAN
LAND

Assessed to: **PRIME CHRISTOPHER, PRIME KRYPEL DAWN**

Taxes, Interest and expenses

Total \$5,079.51 Plus HST

AAN 03514838 PID 90057969

118 CROWELLTOWN RD., ARGYLE HEAD
DWELLING BUILDINGS

Assessed to: **NICKERSON, WILLIAM**

Taxes, Interest and expenses

Total \$3,680.09

AAN 04374614 PID 90097676

CORPORON RD., WEDGEPORT
LAND

Assessed to: **SOVRAN, OTTO & CLARISSE A.**

Taxes, Interest and expenses

Total \$674.84 Plus HST

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AAN 04486773 PID 90109778

HWY 3, EEL BROOK
LAND

Assessed to: **SURETTE, BRIAN E.**

Taxes, Interest and expenses

Total \$319.56 Plus HST (To Clear Title)

AAN 08512701 PID 90302761

7 TROUT POINT RD., EAST KEMPTVILLE
DWELLING

Assessed to: **D'AQUILA, ROY; BROUSSARD, AARON; SMITH JR., JAMES; STOULIG, LAWRENCE; KEMPT WILDERNESS
LODGE SERVICES**

Taxes, Interest and expenses

Total \$6,678.36

AAN 08542708

7703 NO 203 HWY
EAST KEMPTVILLE
MINING

Assessed to: **MAGNETIC NORTH ACQUISITION CORP.**

Taxes, Interest and expenses

Total \$9,900.50

AAN 08548080 PID 90221664

BIG TUSKET ISLAND, LOT 20-EAST

Assessed to: **MURPHY, REGAN; LEBLANC, PIERRE EST.; LEBLANC, FREDERIC EST.; LEBLANC, JOSEPH EST.**

Taxes, Interest and expenses

Total \$373.10 Plus HST (To Clear Title)

AAN 10161924 PID 90241076

OLD RD., STE. ANNE DU RUISSEAU

Assessed to: **NOVA ELITE FARM SERVICES LIMITED**

Taxes, Interest and expenses

Total \$863.34 Plus HST

AAN 10161932 PID 90299132

41 ROCCO POINT RD., ROCCO POINT

Assessed to: **NOVA ELITE FARM SERVICES LIMITED**

Taxes, Interest and expenses

Total \$858.14 Plus HST

AAN 10507189 PID 90327370

SEAL ISLAND, LOT 2

Assessed to: **HAMILTON, MINNIE**

Taxes, Interest and expenses

Total \$314.84 Plus HST

AAN 10994195 PID 90035783

DU BAS-DE-L'ILE RD., SURETTES ISLAND

Assessed to: **JOHNSON, CHRISTOPHER & MARY JANET; SURETTE, LELAND & ELAINE**

Taxes, Interest and expenses

Total \$511.80 Plus HST (To Clear Title)

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An Additional Fee of \$375 will be added to the final BID. This cost is to Register the Certificate of Sale with Nova Scotia Land Registry and the cost of the Tax Deed.

Terms: Payment in cash, money order, debit, certified cheque or Lawyer's trust cheque sufficient to cover taxes, interest & expenses (advertised amount), will be required at the time of the sale. The balance of the purchase price must be paid within three (3) days.

Take notice that tax sales do not in all circumstances clear up defects in titles. A tax deed conveys only the interest of the assessed owner, whatever that interest may be. All parties are advised to obtain legal advice on this matter. It is also important to note that under the Municipal Act, Section 152, the right of redemption for properties sold at tax sale exists only up to six months after the sale.

After the 6-month redemption period the Tax Deed will be issued to the Purchaser and the Registration of the Tax Deed will be the responsibility of the Purchaser.

The Municipality of the District of Argyle makes no representations or warranties to any purchaser regarding the fitness, geophysical or environmental suitability of the land(s) offered for sale for any particular use and are being sold on an "as is" basis only.

HST will be added (on final BID amount) to properties that are vacant lots.

A detailed description of specific properties may be viewed, or inquiries may be made at the Municipal Office, 5 J.E. Hatfield Court, Tusket, Nova Scotia. You can also reach us at 902-648-2311 or email at taxation@munargyle.com.

For the most up to date listing please visit our website at www.munargyle.com