



Town of Port Hawkesbury
TAX SALE BY PUBLIC AUCTION
Tuesday, March 12, 2024, 10:00AM

PUBLIC NOTICE is hereby given in accordance with Section 142 of the Municipal Government Act of the Province of Nova Scotia that the lands and premises situated in the Town of Port Hawkesbury hereunder described shall be SOLD BY PUBLIC AUCTION at the Port Hawkesbury Civic Center in the Shannon Studio, 606 Reeves Street, Port Hawkesbury, Nova Scotia, on March 12, 2024, at 10:00am unless amounts due are paid before that time.

TERMS: Taxes, interest and costs owing are to be paid immediately at the time of purchase by CASH, MONEY ORDER, BANK DRAFT, CERTIFIED CHEQUE, OR LAWYER’S TRUST CHEQUE. The balance of the purchase price, if any, must be paid within three (3) days of sale by cash, money order, bank draft, certified cheque, or lawyer’s trust cheque. \$200.00 is also required at the time of the sale to cover recording fees of the Certificate of Purchase and Deed, refundable if the property is redeemed.

Table with 8 columns: LIEN, AAN#, PID#, NAME, LOCATION, DESCRIPTION, REDEEMABLE, TOTAL. It lists three liens for properties owned by Grant Lawrence MacMaster, Margaret F Macneil, and Eileen Murray.

The Town of Port Hawkesbury 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.

For a more detailed description of the property, please contact the Town of Port Hawkesbury by calling 902-625-0116 or by email at tsavoury@townofph.ca.

Notice

The properties are being sold on an “AS IS” basis only (both land or land and dwellings).

Although The Town of Port Hawkesbury has made efforts to confirm ownership of the properties, it does not guarantee title, legal description, or boundaries.

The Town makes no representations or warranties regarding the fitness, geophysical or environmental suitability of the properties offered for sale for any particular use, or if the current zoning is compatible for any particular use.

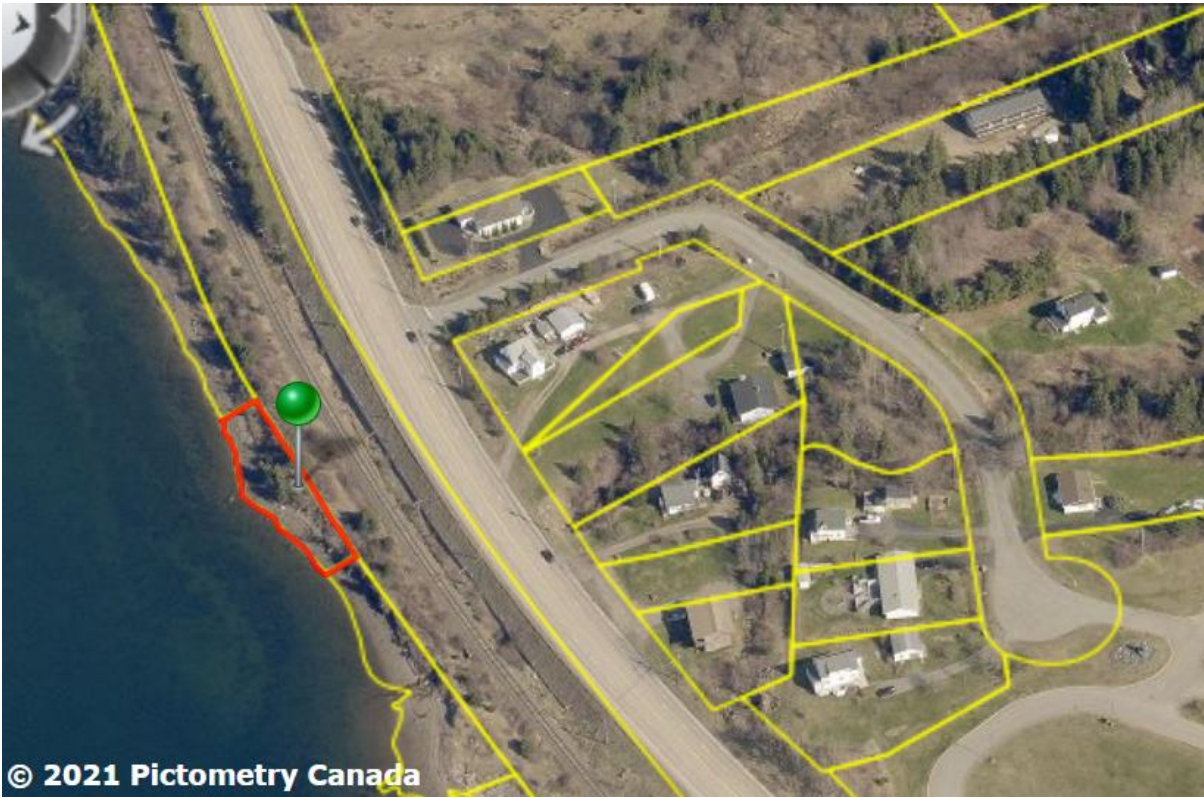
Bidders are responsible to conduct their own title searches, surveys and investigations and obtain legal advice, including advice regarding personal property/tenants at a property. The Town of Port Hawkesbury is not responsible for taking possession.

PORT HAWKESBURY

Opportunities Await

| | |
|---|-------------------------------|
| Tax Sale Date | March 12, 2024 |
| Assessment Account Number (AAN) | 06308716 |
| Lien Number | 1 |
| Property Identification Number (PID) | 50175611 |
| Legal Description | No 4 Highway, Port Hawkesbury |
| Acres (Size) | .2080 Acres |
| Land Registration (Yes/No) | Yes |
| No. of Dwellings | |
| Assessed Owner (s) | Grant Lawrence MacMaster |
| Current Assessment Class | Resource – Taxable |
| Current Assessment Value | \$3,500.00 |
| Total Outstanding Arrears, Interest & Other Charges | \$1,896.10 |
| Redeemable (Yes/No) | Yes |

Note: The above property description and accompanying information is provided by Nova Scotia Land Registry and Property Valuation Services Corporation. The Municipality encourages all bidders to conduct their own title search when participating in the Town of Port Hawkesbury Tax Sale.



Property Online Map

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| | | |
|-------------------------------------|---|---|
| PID: 50175611 | Owner: GRANT LAWRENCE MACMASTER | AAN: 06308716 |
| County: INVERNESS COUNTY | Address: NO 4 HIGHWAY PORT HAWKESBURY | Value: \$3,500.00 (2024 RESOURCE TAXABLE) |
| LR Status: LAND REGISTRATION | | |

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Schedule "A"

PID 50175611

All of that certain lot of land situate in Port Hawkesbury described as follows:

Beginning at a point formed by the intersection of Abraham MacIntosh's said southern line and the western line of the Main Post Road leading from Port Hawkesbury to Port Hastings;

THENCE running southerly along said road 227 feet;

THENCE westerly at right angles of high water mark;

THENCE northerly along high water mark to Abraham MacIntosh's said southern line;

THENCE easterly along said Abraham MacIntosh's said southern line to the place of beginning;

AND RESERVING THEREFROM:

All and singular that certain piece or tract of land being part of lands Duncan A. MacIntyre in the County of Inverness, Province of Nova Scotia being more particularly described as follows:

Commencing at the southwesterly boundary of the land being acquired for diversion of Provincial Highway Number 5 in conjunction with the railway right of way to the Canso Causeway as shown as parcel number 10 on a plan of expropriation filed at the Registry Office in the County of Inverness, as number 61 on May 26th, 1953 said boundary being the northerly limit of the existing right-of-way of the Canadian National Railways and the property lying between lands of Abraham K. MacIntosh and those of Duncan A. MacIntyre, said property line intersects the center line of the existing right-of-way the Canadian Nation Railways at Change Station 136-38 of said right-of-way;

THENCE north 53 degrees 15 minutes east along the property line between the lands of Abraham K. MacIntosh and those of Duncan A. MacIntyre, a distance of 84 feet more to less to the northeasterly limit of the railway right-of-way said limit being parallel to the center line of the said right-of-way and distant of 133 feet northeasterly therefrom;

THENCE southeasterly along a curve to the left a distance of 210 feet more or less to the property line between lands of Mabel S. MacKinnon and those of Duncan A. MacIntyre said property line intersections the center line of the right-of-way at Change Station 133-92 of said right-of-way;

THENCE south 38 degrees 30 minutes west along the property line between lands of Mabel S. MacKinnon and those of Duncan A. MacIntyre a distance of 87 feet more or less to the southwesterly limit of the railway right-of-way as shown on the aforementioned plan of expropriation;

THENCE north westerly along a curve to the right a distance of 235 feet more or less to the point of commencement.

MGA Compliance Statement: The parcel complies with the provisions of Part IX of

PORT HAWKESBURY

Opportunities Await

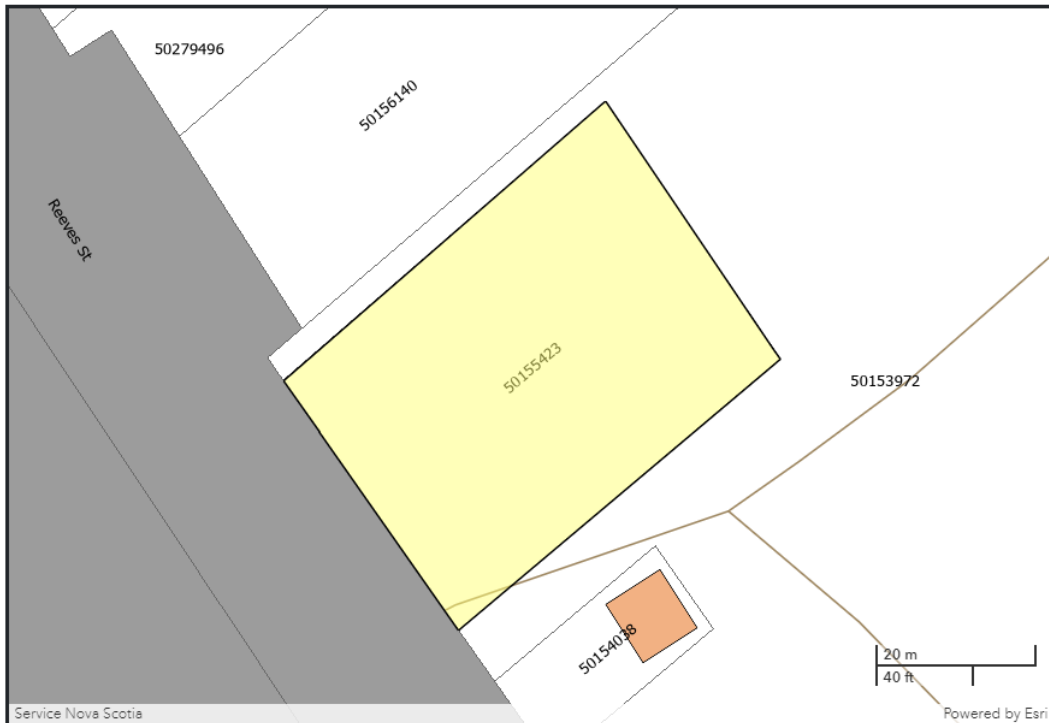
| | |
|---|-------------------------------|
| Tax Sale Date | March 12, 2024 |
| Assessment Account Number (AAN) | 02941112 |
| Lien Number | 2 |
| Property Identification Number (PID) | 50155423 |
| Legal Description | No 4 Highway, Port Hawkesbury |
| Acres (Size) | .5080 Acres |
| Land Registration (Yes/No) | No |
| No. of Dwellings | |
| Assessed Owner (s) | Margaret F. MacNeil |
| Current Assessment Class | Resource - Taxable |
| Current Assessment Value | \$33,200.00 |
| Total Outstanding Arrears, Interest & Other Charges | \$3,885.11 |
| Redeemable (Yes/No) | Yes |

Note: The above property description and accompanying information is provided by Nova Scotia Land Registry and Property Valuation Services Corporation. The Municipality encourages all bidders to conduct their own title search when participating in the Town of Port Hawkesbury Tax Sale.



Property Online Map

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| | | | | | |
|-------------------|-----------------------|-----------------|--------------------|---------------|-------------------------------------|
| PID: | 50155423 | Owner: | MARGARET F MACNEIL | AAN: | 02941112 |
| County: | INVERNESS COUNTY | Address: | NO 4 HIGHWAY | Value: | \$33,200.00 (2024 RESOURCE TAXABLE) |
| LR Status: | NOT LAND REGISTRATION | | PORT HAWKESBURY | | |

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SCHEDULE "A"

PID 50155423

ALL that certain lot, piece or parcel of land situate in Port Hawkesbury, in the County of Inverness, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at a point on the Eastern boundary of Highway No. 4 leading from Port Hawkesbury to Port Hastings, said point being 10 feet South of the point of intersection of the Eastern boundary of the said Highway No. 4 and the Southern boundary of land, now or formerly, owned by Hugh MacDonald;

THENCE Easterly parallel with the said Southern boundary of land, now or formerly, of Hugh MacDonald a distance of 173 feet to a point;

THENCE Southerly parallel with the said Eastern boundary of Highway No. 4 a distance of 128 feet to a point;

THENCE Westerly a distance of 173 feet, more or less, to the Eastern boundary of Highway No. 4;

THENCE Northerly along the said Eastern boundary of Highway No. 4 a distance of 128 feet, more or less, to the point of beginning.

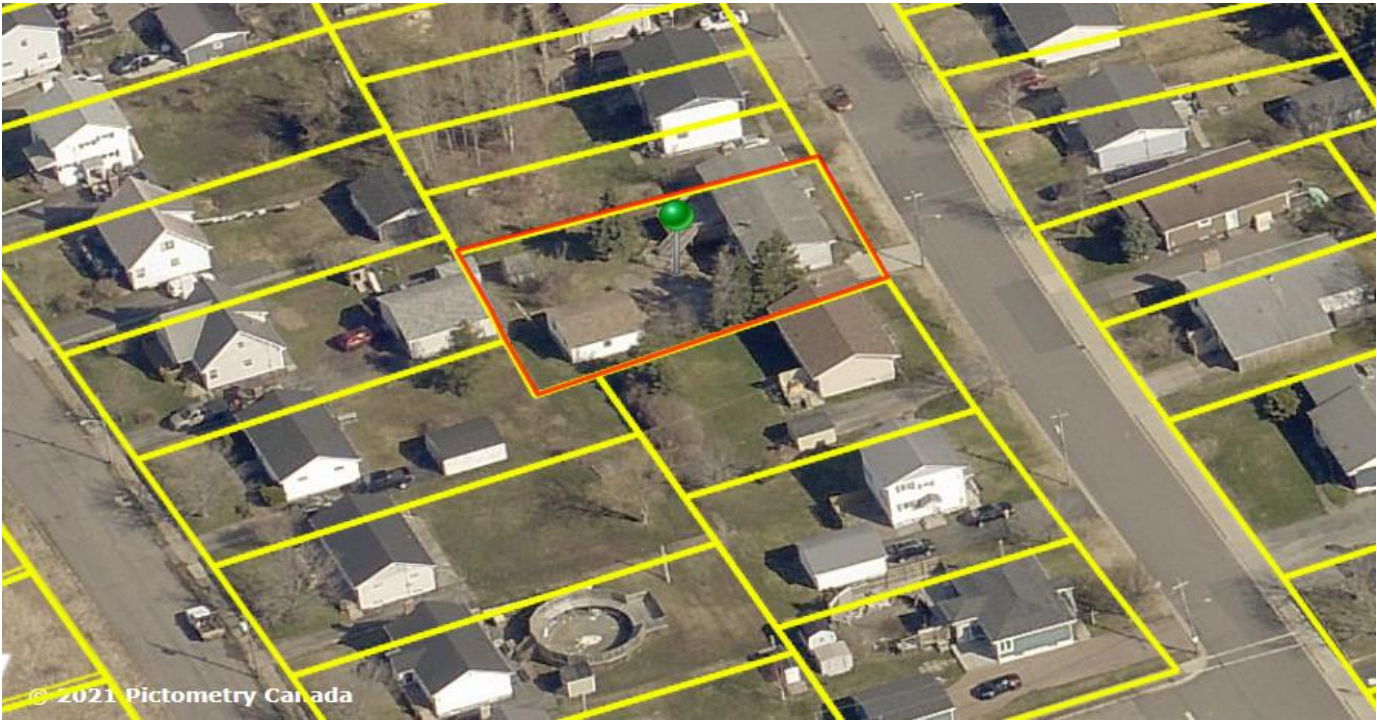
BENEFIT: TOGETHER WITH a Right of Way to the said lands herein conveyed over a roadway next to the Southern boundary of the said lands herein conveyed.

BEING the same lands conveyed by Donald Hugh Kennedy and his wife, Mary Kennedy, to A. J. MacNeil by Deed dated April 25, 1966 and recorded at the Registry of Deeds, Port Hood, Nova Scotia, on May 3, 1966, in Book 79 at Page 643, as Doc. No. 6313.

PAID

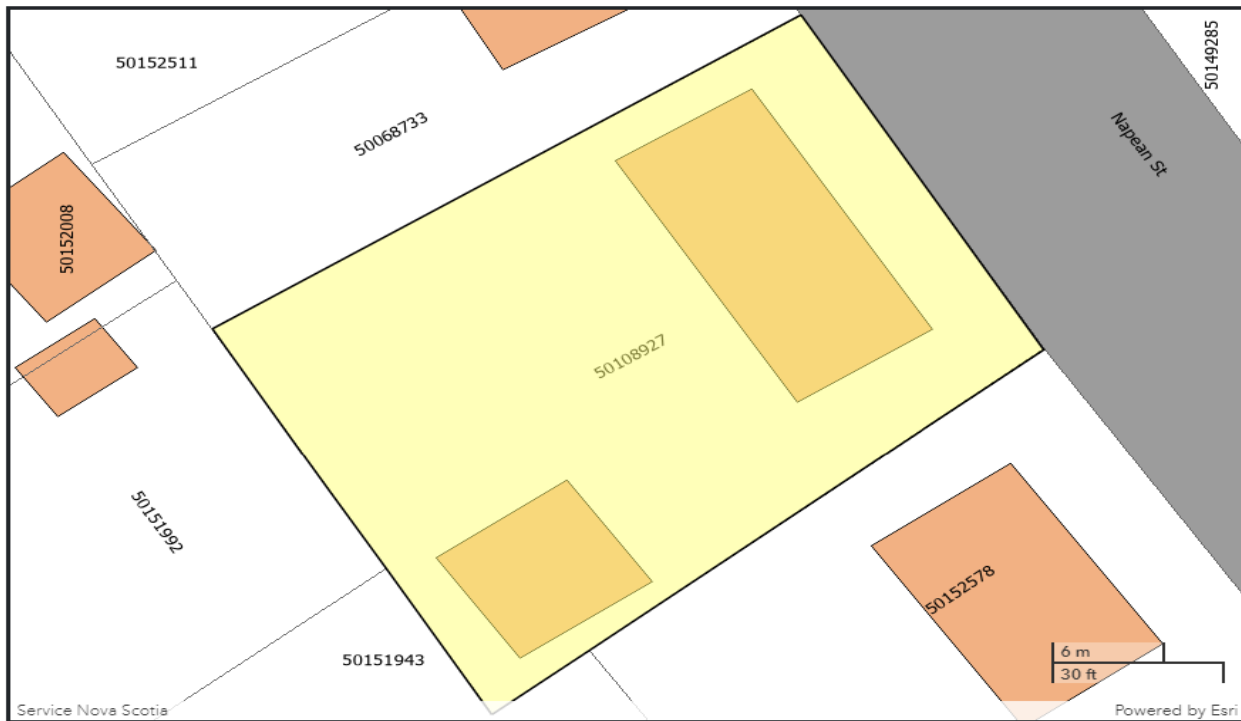
| | |
|---|-----------------------------------|
| Tax Sale Date | March 12, 2024 |
| Assessment Account Number (AAN) | 03434583 |
| Lien Number | 3 |
| Property Identification Number (PID) | 50108927 |
| Legal Description | 29 Napean Street, Port Hawkesbury |
| Acres (Size) | .2340 Acres |
| Land Registration (Yes/No) | Yes |
| No. of Dwellings | 1 |
| Assessed Owner (s) | Eileen Murray |
| Current Assessment Class | Residential - Taxable |
| Current Assessment Value | \$156,500.00 |
| Total Outstanding Arrears, Interest & Other Charges | \$14,091.50 |
| Redeemable (Yes/No) | Yes |

Note: The above property description and accompanying information is provided by Nova Scotia Land Registry and Property Valuation Services Corporation. The Municipality encourages all bidders to conduct their own title search when participating in the Town of Port Hawkesbury Tax Sale.



Property Online Map

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| | | |
|-------------------------------------|---|--|
| PID: 50108927 | Owner: EILEEN MURRAY | AAN: 03434583 |
| County: INVERNESS COUNTY | Address: 29 NAPEAN STREET PORT HAWKESBURY | Value: \$156,500.00 (2024 RESIDENTIAL TAXABLE) |
| LR Status: LAND REGISTRATION | | |

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SCHEDULE "A"

PID 50108927

ALL and singular that certain parcel or tract of land lying situate and being in the Town of Port Hawkesbury, in the County of Inverness, Province of Nova Scotia, and more particularly bounded and described as follows:-

BEGINNING at the southwestern angle of Lot No. 8B, of Hawkesbury Heights subdivision on a plan prepared by John S. Pope, P.L.S., which plan is dated May 5, 1960;

THENCE running North 84 degrees 00 minutes East, along the southern boundary of Lot No. 8B, 120' to a point;

THENCE southerly 06 degrees, 00 minutes East, a distance of 78' to a point;

THENCE in a westerly direction, a distance of 121' to the southwestern corner of the lot herein conveyed;

THENCE North 06 degrees 00 minutes West, a distance of 92' to the place of the beginning.

AND BEING Lots 9A and 9B, situated in the said subdivision and which land was conveyed to Abe Zelikovitz by Dorothy Williams, by deed dated March 17, 1960 and recorded at the Registry of Deeds for Inverness County on March 18, 1960, in Book No. 67, at page 117.

AND BEING the same lands conveyed by Lawrence E. Parker and Lenore Parker to A.E. LePage Limited in Book 149, at page 852.

THE description for this parcel originates with a deed dated August 22, 1969 registered in the registration district of Inverness in book 92 at page 30 and the subdivision is validated by Section 291 of the Municipal Government Act.