

# THE MUNICIPALITY OF THE DISTRICT OF GUYSBOROUGH

## NOTICE OF TAX SALE

In the matter of the Municipal Government Act of the Province of Nova Scotia Part VI and any subsequent amendments the following lands and premises situated in the Municipality of the District of Guysborough will be sold at Public Auction for arrears of rates and taxes, interest and expenses, at the hour of **11:00 o'clock in the forenoon on Tuesday, January 30 , 2024** at the Municipal Building/Council Chambers, Guysborough, 33 Pleasant Street, unless the amounts respectively due are **PAID IN FULL** on or before the said date.

**Account #02596067, District 1      TOTAL DUE: \$10,176.17**  
Land / Building, 1829 Route 276, Giants Lake  
Assessed to: Lawrence Kevin Long & Janet Marie Long  
**NON-REDEEMABLE**

**Account #04060342, District 3      TOTAL DUE: \$3,521.56**  
Land, Nerissa Road, Port Shoreham  
Assessed to: Thomas E Ross  
**NON - REDEEMABLE**

**Account #03218805, District 4      TOTAL DUE: 3,052.60**  
Land, Highway 16, Phillips Harbour  
Assessed to: Clifton Messervey EST and Arnold Messervey  
**NON - REDEEMABLE**

**Account # 02539853, District 6      TOTAL DUE: \$8,224.35**  
Land, Highway 316, Port Felix  
Assessed to: Benjamin Boudreau ET AL  
**NON - REDEEMABLE**

**Account #00823201, District 7      TOTAL DUE: \$3,314.74**  
Land, Highway 316, Isaacs Harbour  
Assessed to: Moody Clyburne  
**NON - REDEEMABLE**

**Account #03784592, District 7      TOTAL DUE: \$10,652.05**  
Land / Dwelling, 13713 Highway 316, Isaacs Harbour North  
Assessed to: Sharon A Beavan  
**REDEEMABLE**

**Account #00689092, District 8      TOTAL DUE: \$13,817.41**  
Land / Dwelling, 1046 Union Street, Canso  
Assessed to: James Henry Hanlon  
**NON - REDEEMABLE**

A full description of the above properties may be found at the Municipal Office, Guysborough, Nova Scotia between the hours of 8:00 A.M. and 5:00 P.M., Monday to Friday.

**TERMS: Payment by cash, certified cheque, money order, bank draft, irrevocable letter of credit or lawyer's trust cheque to cover taxes, interest and expenses must be made at the time of sale.** The purchaser at the tax sale shall immediately pay the purchase price or deposit an amount equal to the taxes, interest and expenses, or the minimum bid amount. Balance, if any, along with the recording fee of \$100.00 for the Certificate of Sale or Tax Deed must be paid within three (3) business days following the Tax Sale. Any sums paid prior to the sale date must be in the form of certified funds. **Commercial and Vacant properties will be subject to HST Charges.** Purchasers will be required to provide HST Registration Number at the time of sale, if available. The Municipality of the District of Guysborough assumes no responsibility or guarantee of title.

Take notice that Tax Sales do not in all circumstances clear up defects in the title. A tax deed conveys only the interest of the assessed owner, whatever their interest may be. If you are intending to clear up defects in the title of the property by way of Tax Sale, you are advised to obtain a Legal Opinion as to whether this can be done.

**DATED** at Guysborough, Nova Scotia  
this 27th day of December 2023

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Danita Imlay  
Director of Finance/Treasurer