

**NOTICE OF PUBLIC AUCTION
SALE OF LANDS FOR ARREARS OF TAXES
RURAL MUNICIPALITY OF ARMSTRONG**

Pursuant to subsection 367(7) of The Municipal Act, notice is hereby given that unless the tax arrears for the designated year and costs in respect of the hereinafter described properties are paid in full to the Municipality prior to the commencement of the auction, the Municipality will on the **2nd** day of **December, 2021**, at the hour of **2:00 PM**, at Rural Municipality of Armstrong, 55 - Highway #17, Inwood, Manitoba, proceed to sell by public auction the following described properties:

Roll Number	Description	Assessed Value	Amount of Arrears & Costs for Which Property May be Offered for Sale
314800	SE 1/4 OF SECTION 30-21-1 WPM, EXC FIRSTLY: RIGHT OF WAY OF CANADIAN NORTHERN RAILWAY, PLAN 431 WLTO (P DIV), AND SECONDLY: ALL MINES AND MINERALS AND SPECIAL RESERVATIONS AS RESERVED IN THE GRANT FROM THE CROWN. - DESC SE 30-21-1 W	L -\$43,500	\$4,057.40
314900	SW 1/4 OF SECTION 30-21-1 WPM, EXC FIRSTLY: RIGHT OF WAY OF THE CANADIAN NORTHERN RAILWAY, PLAN 2363 WLTO, AND SECONDLY: ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN. - 5045 ROAD 124 NW	L -\$71,200 B -\$177,500	\$12,568.02
331200	FIRSTLY: NE 1/4 OF SECTION 24-21-2 WPM, EXC ROAD, PLAN 524 WLTO (P DIV) SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE GRANT FROM THE CROWN. - DESC NE 24-21-2 W	L -\$38,700	\$3,925.62
331300	SECONDLY: NW 1/4 OF SECTION 24-21-2 WPM, SAID SECONDLY, BEING SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE GRANT FROM THE CROWN. - NW 24-21-2 W	L -\$31,300	\$3,791.09

The tax sale is subject to the following terms and conditions with respect to each property:

- The purchaser of the property will be responsible for any property taxes not yet due.
- The Municipality **may** exercise its right to set a reserve bid in the amount of the arrears and costs.
- If the purchaser intends to bid by proxy, a letter of authorization form must be presented prior to the start of the auction.
- The Municipality makes no representations or warranties whatsoever concerning the properties being sold.
- The successful purchaser must, at the time of the sale, make payment in **cash, certified cheque or bank draft** to the Rural Municipality of Armstrong as follows:
 - i) The full purchase price if it is \$10,000 or less; OR
 - ii) If the purchase price is greater than \$10,000, the purchaser must provide a non-refundable deposit in the amount of \$10,000 and the balance of the purchase price must be paid within 20 days of the sale; AND
 - iii) A fee in the amount \$309.75 (\$295 plus GST) for preparation of the transfer of title documents. The purchaser will be responsible for registering the transfer of title documents in the land titles office, including the registration costs.
- The risk for the property lies with the purchaser immediately following the auction.
- The purchaser is responsible for obtaining vacant possession.
- If the property is non-residential property, the purchaser must pay GST to the Municipality or, if a GST registrant, provide a GST Declaration.

Dated this 2nd day of November, 2021.

Managed by:



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