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 **November, 2026,** at the hour of **1:30 PM**, at Rural Municipality of Armstrong, 1094 PR17, Inwood, Manitoba, proceed to sell by public auction the following described properties:

Roll Number	Description	Assessed Value	**Reserve Bid** Amount of Arrears & Costs (the "Arrears")
191400	LOT 1 PLAN 61567 WLTO SUBJECT TO THE RESERVATIONS AND PROVISOES AND OTHER MATTERS RESPECTING MINES, MINERALS AND MINERAL OILS AS MORE FULLY SET FORTH IN DEED NO. 8524 WLTO (R DIV) IN NE 1/4 35-17-1 WPM - 1078 PTH17W	L -$13,100	$6,895.56
219600	LOT 41 PLAN 1764 WLTO EXC OUT OF THE W 1/2 OF SAID LOT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT IN NW 1/4 35-17-1 WPM - 41-1764, PLANS	L -$7,200	$3,620.21
219790	LOTS 42 AND 43 PLAN 1764 WLTO EXC OUT OF SAID LOT 43 WLY 25 FEET IN NW 1/4 35-17-1 WPM - 30 COSETTE ST, PLANS	L -$8,200 B -$68,800	$5,453.04

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

- The municipality exercises its right to set a reserve bid in the amount of the arrears and costs.
- The Municipality makes no representations or warranties whatsoever concerning the properties being sold.
- If the purchaser intends to bid by proxy, a letter of authorization must be provided **prior** to the start of the auction.
- The successful purchaser must bring to the auction and pay to the Rural Municipality of Armstrong a non-refundable deposit (the "Deposit") in **cash, certified cheque or bank draft** in the amount of:
  i) The Arrears for the property PLUS
  ii) If the property is non-residential property, GST (5% of the Arrears) or, if the purchaser is a GST registrant, provide a GST Declaration PLUS
  iii) A fee of $504.00 for preparation of the transfer of title documents.
- The successful bid + GST + $504 is the "Purchase Price".
- If the Purchase Price is greater than the Deposit, the balance must be paid within 20 days of the sale.
- If the Purchase Price is less than the Deposit, the excess will be refunded to the purchaser within 5 days of the sale.
- In addition to the Purchase Price, any property taxes issued, but not yet due, and any unpaid municipal utilities must be paid by the purchaser within 20 days of the sale.
- The purchaser will be responsible for registering the transfer of title documents in the land titles office, including the registration costs and land transfer tax, if any.
- The risk for the property lies with the purchaser immediately following the auction.
- The purchaser is responsible for obtaining vacant possession.