

Sale of Land for Tax Arrears By Public Tender

MUNICIPAL ACT, 2001
Ontario Regulation 181/03
Municipal Tax Sale Rules

SALE OF LAND BY PUBLIC TENDER

THE CORPORATION OF THE TOWN OF SMOOTH ROCK FALLS

TAKE NOTICE that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on May 12, 2021 at the Town of Smooth Rock Falls Municipal Office located at 142 First Avenue, Smooth Rock Falls, ON P0L 2B0.

Description of Lands: 92 Hollywood Avenue; Roll No. 5648 000 002 11000 0000; PIN 65197-0281 being PCL 6137 NEC SRO LT 226 PL M161C KENDREY RESERVING THE RIGHT TO RAISE THE LEVEL OF THE WATERS IN THE MATTAGAMI RIVER AND OVERFLOW ANY PORTION OF THIS LAND LYING BELOW ELEVATION 760 SEA LEVEL; S/T QUALIFICATION A RIGHT OF RE-ENTRY TO ABITIBI POWER & PAPER COMPANY, LIMITED, ITS SUCCESSORS AND ASSIGNS, RESERVED IN A TRANSFER, FROM ABITIBI POWER & PAPER COMPANY, LIMITED, AS TRANSFEROR, TO THOMAS ALBERT, AS TRANSFEREE, WHICH RIGHT OF RE-ENTRY IS REGISTERED UNDER THE LAND TITLED ACT IN THE LAND TITLES OFFICE AT COCHRANE AS PARCEL 4011 IN THE REGISTER FOR NORTH EAST COCHRANE. SUCH RIGHT OF RE-ENTRY MAY BE EXERCISED UPON BREACH OF THE COVENANTS A, B, C, D AND E, AS SET OUT IN THE ABOVE TRANSFER.; SMOOTH ROCK FALLS

Minimum Tender Amount: \$15,641.55

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or cheque certified by a bank or trust corporation payable to the municipality and representing at least 20 per cent of the tender amount.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and the relevant land transfer tax.

The municipality has no obligation to provide vacant possession to the successful purchaser.

According to the last returned assessment roll, the assessed value of land is \$46,000.00.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender contact:

	Yvan Marchand, Treasurer
	The Corporation of the Town of Smooth Rock Falls
	142 First Avenue, PO Box 249
	Smooth Rock Falls, ON
	P0L 2B0