



Tax Sale Package

Contents:

- Copy of Advertisement for tax sale
- Form 7 - Tender to Purchase
- Checklist / Sample of Envelope
- Map of the property
- Contact Information

Description of Land: Pt Lt 1 Con 2 Tilbury Pt 6 12R20958; Lakeshore; T/W Ease CE54014 on Pts 2, 4, 8 Plan 12R20958, PIN 75065-0102 (LT) AND Pt Lt1 Con 2 Tilbury Pt 2 Plan 12R10956 Except Pts 7, 8, 9 Plan 12R20958; Lakeshore, PIN 75065-0105 (LT) Roll # 3751.710.000.01810

Minimum Tender Amount: \$ 50,879.77

Municipal Address: 278 Rochester Townline Property Size: 5.37 Acres

Property Assessment: \$ 274,000 Total Taxes Levied: \$ 10,116.45

Zoning: CR-34

Is the property on a lake or a bay or a river?

Is this property accessible by a public road?

Is there a house on the property?

Is there some other structure on the Property?

The information attached hereto has been provided as a courtesy only and the Municipality of Lakeshore makes no representations or warranties as to the completeness or accuracy of this information.

NOTE: Potential purchasers are reminded that the property is being offered “as is” and that the Municipality of Lakeshore makes no representation regarding the tax sale property whatsoever including, but not limited to:

- Vacancy
- Existence of Provincial or Federal Liens that will survive the tax sale process
- Access
- Environmental Issues
- Servicing
- Availability of a building permit

The successful purchaser will be required to obtain independent legal representation in order to complete the transaction.

Sale of Land for Tax Arrears By Public Tender

Municipal Act, 2001

Municipality of Lakeshore

Take notice, that tenders are invited for the purchase of lands described below and will be received until 3:00 p.m. local time on Thursday, August 11, 2022 at 419 Notre Dame St, Belle River, Ontario, N0R 1A0. The tenders will be opened in public and online on the same day at 3:05 p.m. local time at 419 Notre Dame, Council Chambers, Belle River, Ontario.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or 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 rest 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, HST if applicable and the relevant land transfer tax.

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

Michelle Heslop, Team Leader Revenue
Municipality of Lakeshore
419 Notre Dame St, Belle River, Ontario, N0R 1A0
519-728-2700 ext 249
mheslop@lakeshore.ca
www.lakeshore.ca

List of properties:

- Item: #1
Property: **0 Talbot Road**
Legal Description: Pt Lt 285 Con S Talbot Rd Maidstone. Designated as Pts 3 & 7, Plan 12R8097, Subject to Easement in R439350; Essex
Roll Number: **3751.050.000.09950**
Pin: **75017-0079 (LT)**
Minimum Tender Amount: **\$23,286.97**
- Item: #2
Property: **0 Talbot Road**
Legal Description: **Pt Lt 285, Con South Talbot Road Designated as Pts 5 & 6, Plan 12R8097; Lakeshore; Save and Except Pts 1 & 2, Plan 12R21861; S/T Ease as in R21076 and R439350**
Roll Number **3751.050.000.10000**
PIN: **75017-0083 (LT)**
Minimum Tender Amount: **\$16,397.13**

- **Item: #3**
 Property: **0 Talbot Road**
 Legal Description: **Pt Lt 285, Con South Talbot Road Designated as Pt 2, Plan 12R8097; Lakeshore; S/T Ease as in R439350;**
 Roll Number: **3751.050.000.10050**
 PIN: **75017-0085 (LT)**
 Minimum Tender Amount: **\$2,358.24**
- **Item: #4**
 Property: **0 Talbot Road**
 Legal Description: **Pt Lt 285 Con South Talbot Road Maidstone Designated as Pt 4, Plan 12R8097, Subject to Easement in R439350; Essex**
 Roll Number: **3751.050.000.10075**
 PIN: **75017-0081 (LT)**
 Minimum Tender Amount: **\$1,685.62**
- **Item: #5**
 Property: **884 Old Tecumseh Road**
 Legal Description: **Lt 79 Plan 869 Maidstone; Pt Lt 78 Plan 869 Maidstone as in R1436804; Lakeshore**
 Roll Number: **3751.200.000.22500**
 PIN: **75004-0078 (LT)**
 Minimum Tender Amount: **\$78,460.73**
- **Item: #6**
 Property: **0 Rochester Townline**
 Legal Description: **Pt S Pt Lt 1 Con ERR Rochester as in R012032 E of Tecumseh Rd Except Pt 2, 6 Plan 12R3556, R685330 & R1060698; Lakeshore**
 Roll Number: **3751.590.000.08000**
 PIN: **75051-0042 (LT)**
 Minimum Tender Amount: **\$1,619.91**
- **Item: #7**
 Property: **278 Rochester Townline**
 Legal Description: **Pt Lt 1 Con 2 Tilbury Pt 6 Plan 12R20958; Lakeshore; T/W Ease CE54014 on Pts 2, 4, 8 Plan 12R20958, AND Pt Lt 1 Con 2 Tilbury Pt 2 Plan 12R10956 Except Pts 7, 8, 9 Plan 12R20958; Lakeshore**
 Roll Number: **3751.710.000.01810**
 PIN: **75065-0102 (LT)**
 PIN: **75065-0105 (LT)**
 Minimum Tender Amount: **\$50,879.77**
- **Item: #8**
 Property: **715 Duplessis Street**
 Legal Description: **Lt 406 - 407 Plan 1620 Tilbury North; Pt Lt 405, 408 Plan 1620 Tilbury North as in R464316; S/T R464316; Lakeshore**
 Roll Number: **3751.730.000.26700**
 PIN: **75072-0204 (LT)**
 Minimum Tender Amount: **\$6,250.98**

- Item: **#9**
Property: **0 St. Clair Road**
Legal Description: **Pt Lt 15 Con Broken Front Tilbury as in TN8261 Except Pt 1 Plan 12R3414; Lakeshore**
Roll Number: **3751.730.000.39403**
PIN: **75072-0434 (LT)**
Minimum Tender Amount: **\$2,028.45**
- Item: **#10**
Property: **0 County Road 46**
Legal Description: **Pt S 1/2 Lt 8 Con NMR Tilbury Pt 2, 3 Plan 12R2764; Lakeshore**
Roll Number **3751.930.000.01000**
PIN: **75062-0243 (LT)**
Minimum Tender Amount: **\$17,788.83**
- Item: **#11**
Property: **0 County Road 46**
Legal Description: **Pt S 1/2 Lt 8 Con NMR Tilbury; PT N 1/2 Lt 8 Con NMR Tilbury Pt 1 Plan 12R2764; Lakeshore**, Roll Number: **3751.930.000.01001**
PIN: **75062-0244 (LT)**
Minimum Tender Amount: **\$12,174.54**

FORM 7

TENDER TO PURCHASE
Municipal Act, 2001

TO: Municipality of Lakeshore
419 Notre Dame St
Belle River, Ontario N0R 1A0
519-728-2700

RE: Sale of:
Roll #: 3751.710.000.01810
Address: 278 Rochester Townline
Legal Description: Pt Lt 1 Con 2 Tilbury Pt 6 Plan 12R20958; Lakeshore; T/W Ease
CE54014 on Pts 2, 4, 8 Plan 12R20958, AND Pt Lt 1 Con 2 Tilbury Pt 2 Plan
12R10956 Except Pts 7, 8, 9 Plan 12R20958; Lakeshore

1. I/we hereby tender to purchase the land described above for the amount of \$
2. I/we understand that this tender must be received by the Municipality of Lakeshore, 419 Notre Dame St, Belle River, Ontario, N0R 1A0, not later than 3:00 p.m. local time on Thursday, August 11, 2022 and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/ bank draft / money order for the sum of \$

payable to Municipality of Lakeshore representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderers and I/we do not pay the balance of the tendered amount, any land transfer tax and any accumulated taxes within fourteen (14) calendar days of the Treasurer notifying me/ us that I/we are the highest tenderer.

This tender is submitted pursuant to the Municipal Act, 2001 and The Municipal Tax Sales Rules.

Dated at _____ this _____, day of _____ .

Signature(s): _____

Name of Tenderer

Name of Tenderer

Address of Tenderer

Address of Tenderer

Telephone Number:

Telephone Number:

Municipality of Lakeshore Checklist

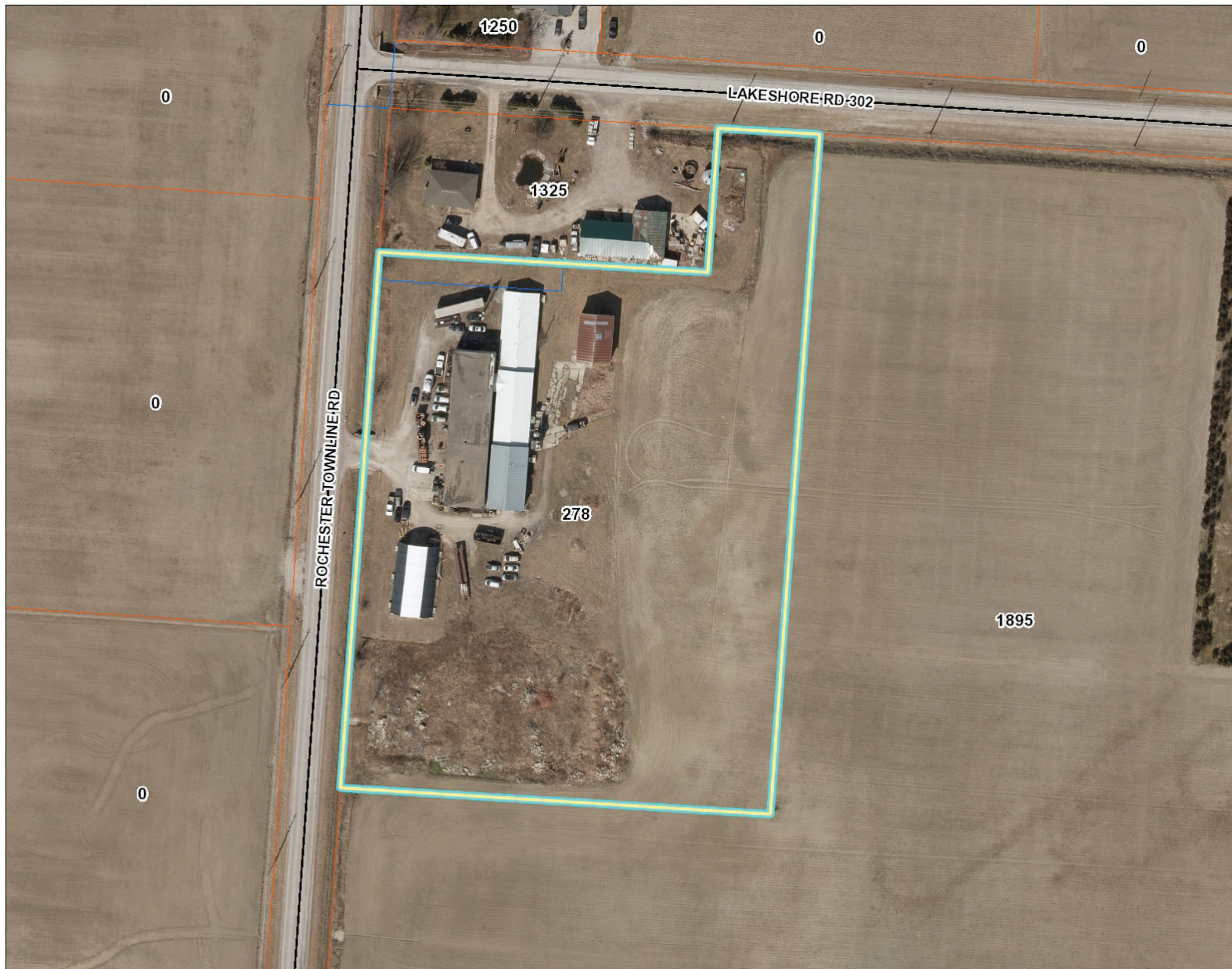
Submitting a Valid Tender

Your tender must meet the following requirements pursuant to the Municipal Act, 2001.

Municipal Act, 2001 Requirements	✓
Form 7 is completed and relates to only one parcel of land	
Form 7 is legible – either typewritten or written in ink	
Envelope specifies that it is for a tax sale	
Envelope has a clear, visible and legible description of the property for tax sale	
Envelope is addressed to the Treasurer/Director of Finance (see example below)	
Enclosed is a deposit of at least 20 per cent of the tender amount	
Deposit is made by way of money order or bank draft or cheque certified by a bank or trust corporation.	
Envelope is completely sealed.	

Sample of Envelope for Tax Sale Tender:

Your Name Your Mailing Address Your Town and Province Your Postal Code	Municipality of Lakeshore C/O Michelle Heslop, Team Leader Revenue TAX SALE 419 Notre Dame St Belle River, ON N0R 1A0	Roll # 3751 XXX XXX XXXXX or Description of the Property
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Legend

- Tax Parcel
- Address Label
- WorkingParcel
- Street Centreline
- <all other values>
- CNTY
- LAK
- PRIV
- PROV
- OwnershipParcel

1: 1,755



Notes: 278 ROCHESTER TOWNLINE
ROLL # 3751.710.000.01810

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Tax Sale – Municipal Contact Information

Justin Rousseau, Corporate Leader Finance	jrousseau@lakeshore.ca	519-728-2700 ext 226
Michelle Heslop, Team Leader Revenue	mheslop@lakeshore.ca	519-728-2700 ext 249
Sherry Renick, Assistant Tax Collector	revenue@lakeshore.ca	519-728-2700 ext 301
Krystal Kalbol, Corporate Leader Operations	kkalbol@lakeshore.ca	519-728-2488 ext 655
Marco Villella, Division Leader Engineering and Infrastructure	mvillella@lakeshore.ca	519-728-2488 ext 657
Kristen Newman, Corporate Leader Strategic and Legal Affairs	knewman@lakeshore.ca	519-728-2700 ext 231
Tammie Ryall, Corporate Leader Growth and Sustainability	tryall@lakeshore.ca	519-728-2700 ext 292
Aaron Hair, Division Leader Community Planning	ahair@lakeshore.ca	519-728-2700 ext 256
Morris Harding, Division Leader Building CBO	mharding@lakeshore.ca	519-728-2700 ext 258
Windsor Land Registry Office	www.serviceontario.ca	519-971-9980
Unit 100 - 949 McDougall Street		
Windsor, Ontario N9A 1L9		