



TAX SALE PACKAGE

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

Tax Sale Particulars

Description of Land:

Lt 9 S/S Broadway St PL 163 Rochester; Pt Lt 8 S/S Broadway St, 9 N/S Notre Dame St PL 163 Rochester as in R1484205; Lakeshore

Minimum Tender Amount: \$43,019.41

Property Details:

Roll #	3751 300 000 01100 0000
Municipal Address	565 Notre Dame Street
Property Size	.27 Acres
2026 Property Assessment	\$242,000 (CT & RT)
2026 Property Taxes Levied	\$5,613.16
Is the property on a lake or a bay or a river?	No
Is this property accessible by a public road?	Yes
Is there a house on the property?	Yes
Is there some other structure on the Property?	Yes
Zoning	CA - Commercial

The information attached hereto has been provided as a courtesy only and the Municipality of Lakeshore makes no representation 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
- Access
- Existence of Provincial or Federal Liens that will survive the tax sale process
- Environmental issues
- Servicing
- Availability of a building permit

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

Additional fees may be required in addition to the tendered amount in order to recover costs incurred during the tax sale process, including accrued penalties, or any other charges that may have accumulated after advertising has commenced.

**Sale of Land for Tax Arrears
By Public Tender
Municipal Act, 2001
SALE OF LAND BY PUBLIC TENDER
MUNICIPALITY OF LAKESHORE**

TAKE NOTICE that tenders are invited for the purchase of land described below and will be received until 3:00 p.m. local time on **Thursday, September 10**, at 419 Notre Dame St, Belle River, Ontario, N8L 0P8. The tenders will be opened both virtually and in public 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 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, HST if applicable and the relevant land transfer tax.

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

For further information regarding this sale and a copy of the prescribed form of tender, visit; www.OntarioTaxSales.ca (<http://www.ontariotaxsales.ca>) or if no internet access is available, please contact:

Mitchell Mullin
Supervisor, Revenue
Municipality of Lakeshore
419 Notre Dame St, Belle River, Ontario, N8L 0P8
519-728-2700
mmullin@lakeshore.ca
www.lakeshore.ca

List of Properties

- **Item #1**
Property: 0 County Road 46
Legal Description: Part Lot 2 Con SMR Maidstone as in R957759 (Firstly) except Part 1 on 12R22006; Lakeshore T/W R560331
PIN: 75014-0161 (LT)
Roll #: 3751 090 000 01010 0000
Minimum Tender Amount: \$14,435.14
- **Item #2**
Property: 565 Notre Dame Street
Legal Description: Lt 9 S/S Broadway St PL 163 Rochester; Pt Lt 8 S/S Broadway St, 9 N/S Notre Dame St PL 163 Rochester as in R1484205; Lakeshore
PIN: 75041-0049 (LT)
Roll #: 3751 300 000 01100 0000
Minimum Tender Amount: \$43,019.41
- **Item #3**
Property: 510 Veneto St
Legal Description: Plan 12M688 Lot 60; Town of Lakeshore
PIN: 75031-1648 (LT)
Roll #: 3751 180 000 38462 0000
Minimum Tender Amount: \$36,374.95
- **Item #4**
Property: 884 Old Tecumseh Rd
Legal Description: Lt 79 PL 869 Maidstone; Pt Lot 78 PL 869 Maidstone as in R1436804; Lakeshore
PIN: 75004-0078 (LT)
Roll #: 3751 200 000 22500 0000
Minimum Tender Amount: \$58,539.94
- **Item #5**
Property: 197 Summer St
Legal Description: Plan 12M509 Lot 102 Surface Rights Only; Lakeshore
PIN: 75045-0527 (LT)
Roll #: 3751 630 000 09202 0000
Minimum Tender Amount: \$48,476.37
- **Item #6**
Property: 5601 County Rd 46
Legal Description: Con SMR Pt Lot 5 RP 12R16770 Part 1; Town of Lakeshore
PIN: 75060-0149 (LT)
Roll #: 3751 860 000 01595 0000
Minimum Tender Amount: \$17,014.77

To: The Treasurer of Municipality of Lakeshore

Name of Municipality or Board

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

Roll #: 3751 300 000 01100 0000

Municipal Address: 565 Notre Dame Street

Location: Municipality of Lakeshore

Legal Description: Lt 9 S/S Broadway St PL 163 Rochester; Pt Lt 8 S/S Broadway St, 9 N/S Notre Dame St PL 163

Rochester as in R1484205; Lakeshore

PIN: 75041-0049 (LT)

1. I/we hereby tender to purchase the land described above for the amount of \$ _____
(_____ dollars) in accordance with
the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on
_____ 20 _____, 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 \$ _____
(_____ dollars) in favour of the

Municipality of Lakeshore

Name of Municipality or Board

representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

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

Dated at _____ this _____ day of _____, 20 _____

Name of Tenderer	Address of Tenderer
1.	
2.	
3.	

Municipality of Lakeshore Checklist

Submitting a Valid Tender

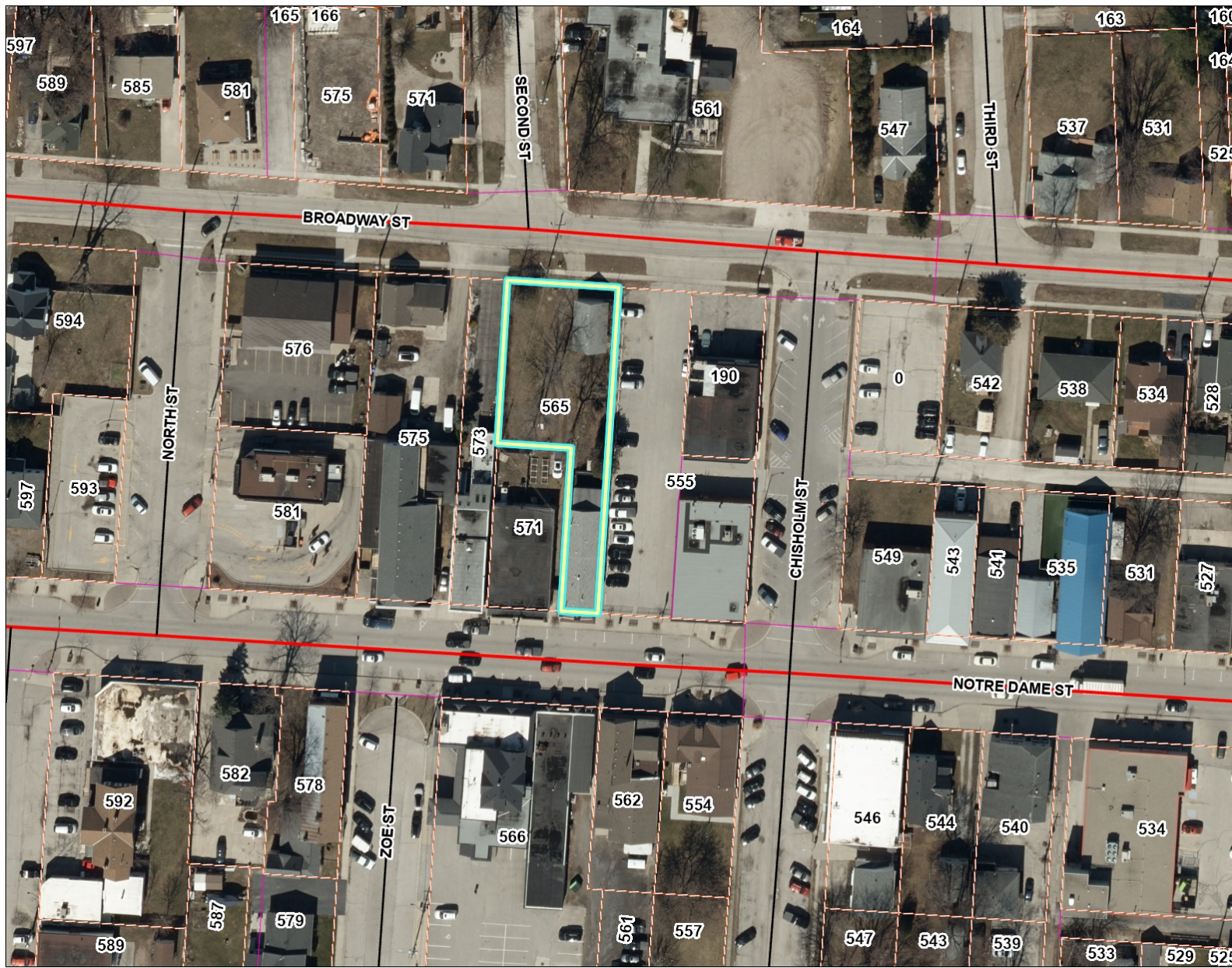
Your tender must meet the following requirements pursuant to the Municipal Act, 2001.

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 (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.	
Enclosed in envelope – completed Form 7 and deposit of guaranteed funds.	
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 Treasurer TAX SALE 419 Notre Dame Street Belle River, ON N8L 0P8
Roll # 3751 XXX XXX XXXXX or Description of the Property	

This form is not to be returned to the Municipality upon tender submission. It is to be used for personal verification of requirements only.



Legend

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

1: 1,260



Notes: 565 NOTRE DAME ST
300.000.01100

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

Patricia Leblanc-Jaeger – Interim Chief Financial Officer	pleblanc-jaeger@lakeshore.ca	Ext 262
Mitchell Mullin – Supervisor, Revenue	mmullin@lakeshore.ca	Ext 260
Brittany Postma – Tax and Financial Analyst, Revenue	bpostma@lakeshore.ca	Ext 222
Krystal Kalbol – Executive Director, Infrastructure Services	kkalbol@lakeshore.ca	Ext 655
Lauren Miller – Executive Director, Development Services	lmiller@lakeshore.ca	Ext 295
Morris Harding – Chief Building Official	mharding@lakeshore.ca	Ext 258

Windsor Land Registry Office
Unit 100
949 McDougall Street
Windsor, Ontario
N9A 1L9

www.serviceontario.ca

1-888-278-0001