

SALE OF LAND BY PUBLIC TENDER

MUNICIPAL ACT, 2001, ONTARIO REGULATION 181/03  
MUNICIPAL TAX SALES RULES

THE CORPORATION OF THE  
TOWNSHIP OF HORNEPAYNE

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 Wednesday, October 25, 2023 at the Township of Hornepayne Municipal Office, P.O. Box 370, 68 Front Street, Hornepayne, Ontario P0M 1Z0.

The tenders will then be opened in public at the same time as possible after 3:00 p.m. at Township of Hornepayne Municipal Office, 68 Front Street, Hornepayne, Ontario.

DESCRIPTION OF LAND(S)

PIN: 31021-0001 (LT); PCL 12339 SEC AWS SRO,  
Lot 129 Plan M60 Wicksteed;  
Municipally known as 137 Front Street  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 001 03000 0000; File 18-01  
According to the last returned assessment roll,  
the assessed value of the land is: \$44,000  
**Minimum Tender Amount: \$39,411.31**

PIN: 31021-0074 (LT); PCL 1800 SEC AWS,  
Lot 16 Plan M60 Wicksteed;  
Municipally known as 81 Second Avenue;  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 004 12300 0000; File 18-03  
According to the last returned assessment roll,  
the assessed value of the land is: \$9,800  
**Minimum Tender Amount: \$9,140.08**

PIN: 31021-0528 (LT); PCL 10591 SEC AWS,  
Pt. Lot 6 Plan M111 Wicksteed being Part 1, Plan 1R4641;  
Municipally known as 38 Queen Street  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 005 06901 0000; File 18-05  
According to the last returned assessment roll,  
the assessed value of the land is: \$33,500  
**Minimum Tender Amount: \$26,060.66**

PIN 31021-0579 (LT); PCL 11789 SEC AWS; Pt. Lot 12, Con 6, Wicksteed being  
Pt of location RY 166 being Part 3, 1R5641,  
PIN 31021-0580 (LT); PCL 11789 SEC AWS; Pt. Lot 13, Con 6, Wicksteed being  
Pt of location RY 166 being Part 1, 1R5641,  
Municipally known as 2031 Hwy 631  
Township of Hornepayne; District of Algoma;  
Roll No. 5796 000 010 15501 0000; File No. 21-01;  
According to the last returned assessment roll,  
the assessed value of the land is: \$27,000  
**Minimum Tender Amount: \$15,295.95**

PIN 31021-0591 (LT); PCL 11977 SEC AWS; Pt. Lot 13, Con 3, Wicksteed  
being Part 2, 1R8228; Municipally known as 274 Front St.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 002 0101 0000; File No. 21-02  
According to the last returned assessment roll,  
the assessed value of the land is: \$121,000  
**Minimum Tender Amount: \$114,155.23**

PIN 31021-0572 (LT); PCL 11619 SEC AWS; Pt. Block A, Pl M68, Wicksteed  
being Part 2, Pl 1R2798 except land covered by water of Little Jackfish River  
Municipally known as 19 Becker Street  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 004 11300 0000; File No. 21-06  
According to the last returned assessment roll,  
the assessed value of the land is: \$146,000  
**Minimum Tender Amount: \$54,053.84**

PIN 31021-0160 (LT); PCL 2592 SEC AWS;  
Lot 58, PL M68 Wicksteed;  
Municipally known as 120 King Street  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 001 09100 0000; File No. 21-08  
According to the last returned assessment roll,  
the assessed value of the land is: \$46,000  
**Minimum Tender Amount: \$12,496.74**

PIN 31021-0593 (LT); PCL 11990 SEC AWS;  
66 FT RDAL M68 Wicksteed closed by LT185051  
being Pt 1 1R8475; and  
PIN 31021-0304 (LT); PCL 4626 SEC AWS;  
LT 3, PL M111 Wicksteed  
Municipally known as 50 Queen St.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 005 07200 0000; File No. 21-09  
According to the last returned assessment roll,  
the assessed value of the land is: \$39,500  
**Minimum Tender Amount: \$14,480.93**

PIN 31021-0152 (LT); PCL 2552 SEC AWS;  
Lot 155, PL M64 Wicksteed  
Municipally known as 113 Fourth Ave.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 003 12100 0000; File No. 21-09  
According to the last returned assessment roll,  
the assessed value of the land is: \$101,000  
**Minimum Tender Amount: \$48,118.57**

PIN 31021-0001 (LT); PCL 12339 SEC AWS;  
Lot 129, PL M60 Wicksteed  
Municipally known as 137 Fourth Ave.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 003 11300 0000; File No. 21-17  
According to the last returned assessment roll,  
the assessed value of the land is: \$101,000  
**Minimum Tender Amount: \$48,118.57**

PIN 31021-0022 (LT); PCL 1509 SEC AWS;  
Lot 64, PL M60 Wicksteed  
Municipally known as 101 Front St.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 001 02400 0000; File No. 21-20  
According to the last returned assessment roll,  
the assessed value of the land is: \$48,500  
**Minimum Tender Amount: \$27,315.05**

PIN 31021-0003 (LT); PCL 1749 SEC AWS;  
Lot 5, PL M60 Wicksteed except LT22700  
Municipally known as 33 Front St.  
Township of Hornepayne; District of Algoma  
Roll No. 5796 000 001 01400 0000; File No. 21-21  
According to the last returned assessment roll,  
the assessed value of the land is: \$30,500  
**Minimum Tender Amount: \$22,610.21**

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality.

**Except as follows, the municipality makes no representation regarding the title to, crown interests, availability of road access, or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. Any interest of the Federal or Provincial Crown encumbering the land at the time of the tax sale will continue to encumber the land after the registration of the tax deed. The assessed value, according to the last returned assessment roll, may or may not be representative of the current market value of the property.**

Pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c. 10, s. 235 (the "Act"), effective January 1, 2023, it is prohibited for a non-Canadian to purchase, directly or indirectly, any residential property, as those terms are defined in the legislation. Contraventions of the Act are punishable by a fine, and offending purchasers may be ordered to sell the residential property.

The municipality assumes no responsibility whatsoever for ensuring bidders/tenderers comply with the Act, and makes no representations regarding same. Prospective bidders/tenderers are solely responsible for ensuring compliance with the Act and are advised to seek legal advice before participating in this sale.

Transfers of properties that contain at least one and not more than six single family residences and are transferred to non-residents of Canada or foreign entities, are subject to the Province's Non-Resident Speculation Tax (NRST).

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 any applicable taxes, such as land transfer tax & HST.

The municipality has no obligation to provide vacant possession.

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:

Melissa Chenier, Treasurer, Township of Hornepayne  
P.O. Box 370, 68 Front Street, Hornepayne, Ontario P0M 1Z0.  
melissa.chenier@hornepayne.ca (807) 868-2020 x 204

**BIDDING CLOSED**

**ACCEPTED**

**ACCEPTED**

**ACCEPTED**

**ACCEPTED**