

Town of Castor
2018 TAX SALE PUBLIC AUCTION

Notice is hereby given that, under the provisions of the *Municipal Government Act*, Town of Castor will offer for sale, by public auction, in the Town of Castor Office, Castor, Alberta on Monday, November 19, 2018, at 10:00 a.m., the following lands:

| LINC Number | Legal Description | Title Number |
|--------------------|---------------------------------|---------------------|
| 0015 667 587 | Plan 8387T; Block 1; Lots 1-3 | 042 115 544 |
| 0011 476 686 | Plan 8387T; Block 1; Lots 11-12 | 072 467 592 |

1. The properties shall be offered for sale on an "as is, where is" basis and the Town of Castor makes no representation and gives no warranty whatsoever including, but not limited to, the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the Town of Castor.
2. The properties listed above shall be subject to the tax sale if the total outstanding property tax arrears remain outstanding prior to the tax sale.
3. The properties will be offered for sale by auction, subject to a reserve bid and to certain registrations shown on the existing certificate of title as described in section 423(1) of the *Municipal Government Act*.
4. A non-refundable deposit equal to 10% of purchase price, by bank draft or by lawyer's trust cheque shall be due on sale date, with the balance of the purchase price due on closing.
5. Successful bidders agree to be bound by the terms and conditions of the Town of Castor's standard Tax Sale Agreement, a copy of which shall be made available to prospective bidders at the Town of Castor Office prior to the tax sale. Prospective bidders will be required to register in advance of the public auction.
6. Purchasers are responsible for obtaining vacant possession.
7. Town of Castor may, after the public auction, become the owner of any parcel of land not sold at the public auction.
8. All sales are subject to current taxes.
9. GST may apply on properties sold at the public auction.
10. Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the date of the sale. Properties may be deleted from this sale as the tax arrears and costs are paid.