

NOTICE OF PUBLIC AUCTION
SALE OF LANDS FOR ARREARS OF TAXES
TOWN OF SWAN RIVER

Pursuant to subsection 367(7) of The Municipal Act, notice is hereby given that unless the tax arrears for the designated year and costs in respect of the hereinafter described properties are paid in full to the Municipality prior to the commencement of the auction, the Municipality will on the **10th** day of **September, 2025**, at the hour of **02:00 PM**, at Town of Swan River Committee Room, 439 Main Street, Swan River, Manitoba, proceed to sell by public auction the following described properties:

Roll Number	Description	Assessed Value	Amount of Arrears & Costs for Which Property May be Offered for Sale
22500*	LOT 14 BLOCK 5 PLAN 286 DLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN IN SW 1/4 21-36-27 WPM - 116 3RD AVE S, SWAN RIVER	L -\$11,000 B -\$0	\$24,866.37
30000	LOT 17 BLOCK 9 PLAN 286 DLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN IN NW 1/4 21-36-27 WPM - 206 5TH AVE N, SWAN RIVER	L -\$12,800 B -\$113,800	\$3,587.36
74900	THE ELY 104 FEET OF THAT PORTION OF LOT 2 BLOCK 53 PLAN 913 DLTO WHICH LIES SOUTH OF PLAN 1256 DLTO SUBJECT TO THE RESERVATIONS AS TO MINES MINERALS AND OTHER MATTERS AS SET OUT IN TRANSFER 32810 DLTO IN NE 1/4 20-36-27 WPM - 100 RIVER RD, SWAN RIVER	L -\$4,900 B -\$136,800	\$12,293.76
119100*	LOT 17 PLAN 1170 DLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE GRANT FROM THE CROWN IN SE 1/4 21-36-27 WPM - 305 8TH AVE S, SWAN RIVER	L -\$12,800 B - \$0	\$65,818.73
220400	LOT 5 PLAN 3195 DLTO SUBJECT TO THE EXCEPTIONS AND RESERVATIONS AS TO MINES MINERALS AND OTHER MATTERS AS SET OUT IN TRANSFER 29363 DLTO IN NE 1/4 20-36-27 WPM - 1ST AVE W, SWAN RIVER	L -\$3,900	\$2,175.23

*Roll 22500: The building has been demolished. The assessed value is subject to review.

*Roll 119100: The building has been demolished. The assessed value is subject to review.

The tax sale is subject to the following terms and conditions with respect to each property:

- The purchaser of the property will be responsible for any unpaid municipal utilities, maintenance charges and any property taxes not yet due.
- The Municipality **may** exercise its right to set a reserve bid in the amount of the arrears and costs.
- If the purchaser intends to bid by proxy, a letter of authorization form must be presented prior to the start of the auction.
- The Municipality makes no representations or warranties whatsoever concerning the properties being sold.
- The successful purchaser must, at the time of the sale, make payment in **cash, certified cheque or bank draft** to the TOWN OF SWAN RIVER as follows:
 - i) The full purchase price if it is \$10,000 or less; OR
 - ii) If the purchase price is greater than \$10,000, the purchaser must provide a non-refundable deposit in the amount of \$10,000 and the balance of the purchase price must be paid within 20 days of the sale; AND
 - iii) A fee in the amount \$500.85 (\$477 + GST) for preparation of the transfer of title documents. The purchaser will be responsible for registering the transfer of title documents in the land titles office, including the registration costs.
- The risk for the property lies with the purchaser immediately following the auction.
- The purchaser is responsible for obtaining vacant possession.
- If the property is non-residential property, the purchaser must pay GST to the Municipality or, if a GST registrant, provide a GST Declaration.
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Dated this 6th day of August, 2025.

Managed by:



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