

NOTICE OF PUBLIC AUCTION

Pursuant to Section 97.7(2) of the *Property Assessment and Taxation Act*, R.S.N.W.T. 1988, c. P 10 and amendments thereto, the Municipal Corporation of the Town of Fort Smith wishes to advise that the following properties may be offered for public auction if the arrears of property taxes and the current and subsequent expenses incurred by the Town to collect the arrears are not paid before June 27, 2024:

Municipal Address	Lot	Block	Plan	Minimum Auction Price
22 McDougal Road	334		207	92,100.00
13 Peregrine Street	6	2	285	11,300.00
224 Primrose Lane	8	2	285	90,000.00
64 Whipoorwill Crescent	621		319	35,100.00
11 Whooping Crane Crescent	642		319	55,200.00
27 Tamarac Crescent	786		490	41,600.00
372 Calder Avenue	187-1		620	112,100.00
76 Field Street	953		1260	78,100.00
23 Portage Avenue	1402		1816	228,800.00
306 McDougal Road	1403		1833	22,500.00

Please be advised of the following:

The public auction is set for June 27, 2024, at Council Chambers, Town Hall, Fort Smith, NT, at 10:00 a.m.

If before the public auction begins, any person including the assessed owner pays the arrears of property taxes and all reasonable expenses incurred by the Town of Fort Smith to collect the arrears with respect to a taxable property, the property will not be offered for auction.

Any person who pays the arrears of property taxes and expenses prior to commencement of the public auction may obtain a lien on the taxable property for the amount paid if that person is not the assessed owner and that person has an interest, estate, encumbrance or claim registered or filed under the Land Titles Act in or against the taxable property or is a transferee of such a person.

The assessed owner of any of the above taxable properties is entitled to redeem that taxable property within 30 days after the date of the public auction by paying the Town of Fort Smith the arrears of property taxes and all reasonable expenses incurred by the Town of Fort Smith to collect the arrears. Where a taxable property that is sold at the public auction is redeemed by its assessed owner, the sale cannot be completed and all rights and interests of the purchaser in the taxable property cease.

If a taxable property is sold at the public auction, every existing interest, estate, encumbrance or claim in or against the taxable property, will be extinguished, other than:

- a caveat registered under the *Land Titles Act* in respect of
 - a restrictive covenant;
 - an easement, including a utility easement;
 - an easement agreement, including a party wall agreement;
- a restrictive covenant or an easement, including a utility easement;
- an easement agreement, including a party wall agreement;
- a reservation or interest to which the property is subject under paragraphs 69(a), (c) and (d) of the *Land Titles Act*;
- an interest, estate, encumbrance or claim of His Majesty in Right of Canada;
- an interest, estate, encumbrance or claim that is prescribed or of a prescribed class.

McLENNAN ROSS
Barristers and Solicitors
301, 5109-48th Street
Yellowknife, NT X1A 1N5
Phone: (867) 766-7680
Attention: Edward Gullberg

<p>PROOF Please carefully check your ad for copy and logos.</p> <p>I have proofed the information including address and phone number and approve the ad to run:</p> <p> <input type="checkbox"/> as shown <input type="checkbox"/> with corrections noted <input type="checkbox"/> with copy changes* <small>*minimum charge applies</small> </p> <p>_____</p> <p style="text-align: center; font-size: small;">Authorized Signature</p>
<p>Fax to: Yellowknife 867-873-8507 Ph: 867-873-4031</p>

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