

1. Any property may be paid in full up to the day of the sale.
2. All properties are subject to a six (6) month redemption period, except those that are marked as *no redemption*.
3. Redemption - this means that the property owner has six (6) months to redeem / reclaim their property. If property does get redeemed, the purchaser is reimbursed all monies that they paid to purchase the property, plus interest.
4. If a property is not redeemed, a Tax Sale Deed will be issued to the purchaser upon the end of the six month redemption period. If the property is non-redeemable, a Tax Sale Deed will be issued within a short time period after the Tax Sale.
5. Tax Sale Deed - this is similar to a Quit Claim Deed. It transfers the property to the purchaser, "as is, where is". **IT IS NOT A CLEAR TITLE DEED.**  
The Municipality does not issue clear title deeds. The description of the property is what appears on the Provincial Tax Assessment Roll. In order to obtain the proper land boundaries/description a survey would be required. The Municipality **DOES NOT** survey any of the Tax Sale properties. The property may or may not be migrated.
6. If a property is purchased and it is subject to the six month redemption period, the purchaser cannot do anything to the property. (Example: wood lands, they cannot be logged; vacant lot, cannot be built upon).  
If the property needs to be protected (Example: vacant house with open windows/doors) then steps may be taken to make the building "safe", provided that the Municipality is contacted and advised of this action.
7. Properties will be sold at a public auction. They will be sold as listed in the advertisements.
8. Bidding will begin at the outstanding taxes and expenses on the day of the Sale.
9. Property will be sold to the highest bidder.
10. Purchaser must pay by way of **CASH, CERTIFIED CHEQUE, or MONEY ORDER.**
11. Beginning bid price **MUST** be paid the day of the Tax Sale. Any purchase price above the beginning bid price, the balance **MUST** be paid by **CASH, CERTIFIED CHEQUE, MONEY ORDER OR DEBIT** within three (3) days of the Tax Sale.
12. Vacant Land(s) and Commercial Properties are subject to HST charges. Purchaser will be required to provide HST Registration Number at the time of the sale, if they so have one.
13. Tax Sale properties are **NOT** migrated at the time of the sale.
14. If you are unable to attend the sale personally, you may send someone on your behalf.