



**PUBLIC NOTICE**

## 2025 Municipal Tax Sale

### Notice of Tax Sale

Pursuant to Part 16, Division 7 of the Local Government Act, the following properties will be offered for sale by public auction to be held in Council Chambers, District of Fort St. James, 477 Stuart Drive West, Fort St. James, BC on September 29, 2025, at 10:00 a.m. unless the delinquent taxes plus interest are paid prior to that date and time.

| Roll # | Legal Description  | Civic Address  | Upset Price |
|--------|--|----------------|-------------|
| 230390 | LOT 78, BLOCK T, PLAN PRP4533, DISTRICT LOT 110, RANGE 5, COAST RANGE 5 LAND DISTRICT, & DL 111              | 263 Dogwood St | \$10,319.00 |
| 230460 | LOT 92, PLAN PRP4533, DISTRICT LOT 111, RANGE 5, COAST RANGE 5 LAND DISTRICT                                 | 737 W 2nd Ave  | \$11,271.96 |
| 539001 | LOT 66, PLAN PRP5870, DISTRICT LOT 1267, RANGE 5, COAST RANGE 5 LAND DISTRICT                                | 192 E 3rd Ave  | \$9,246.77  |
| 180275 | LOT 75, PLAN PRP6110, DISTRICT LOT 1266, RANGE 5, COAST RANGE 5 LAND DISTRICT, MANUFACTURED HOME REG.# 35040 | 533 Fir St     | \$5,258.87  |
| 180246 | LOT 46, PLAN PRP6110, DISTRICT LOT 1266, RANGE 5, COAST RANGE 5 LAND DISTRICT, MANUFACTURED HOME REG.# 15943 | 690 Fir St     | \$5,429.53  |
| 180247 | LOT 47, PLAN PRP6110, DISTRICT LOT 1266, RANGE 5, COAST RANGE 5 LAND DISTRICT                                | 680 Fir St     | \$1,170.33  |
| 180260 | LOT 60, PLAN PRP6110, DISTRICT LOT 1266, RANGE 5, COAST RANGE 5 LAND DISTRICT, MANUFACTURED HOME REG.# 57461 | 695 Fir St     | \$3,500.23  |

**Immediately** upon being declared the successful bidder, the Purchaser must pay at least the Upset Price by **cash, bank draft or certified cheque**. By 2:00 p.m. the same day, any balance must be paid by cash, certified cheque or bank draft. Failure to pay in full will result in the property being offered for sale again at 10:00 a.m. on the following day.

After the tax sale has been completed, there is a **one-year redemption period** during which the current registered owner can regain ownership of the property by paying, or having someone pay on their behalf, ALL property taxes, fees and interest owed to the current year. The current registered owner has the right of possession during the redemption period. If the property is not redeemed during the redemption period, property ownership will be transferred to the highest bidder at the tax sale on Sept 29, 2025.

The District of Fort St. James makes no representation express or implied as to the condition or quality of the properties being offered for sale. Prospective purchasers are urged to inspect the properties and make all necessary inquiries to municipal and other governments and in the case of strata lots, to the strata corporation, to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value or suitability of the property. The purchase of a tax sale property is subject to Property Transfer Tax on the fair market value of the property at the time of transfer of title to the new owner. (Local Government Act, Section 663).