



## **PUBLIC NOTICE 2020 LAND TAX SALE**

**NOTICE** is hereby given by the undersigned that due to the COVID-19 pandemic situation, the sale of immovables at public auction for non-payment of municipal and school taxes which was initially scheduled for December 3<sup>rd</sup>, 2020 at 10:00 a.m. will be **held on Thursday, July 8<sup>th</sup>, 2021 at 10:00 a.m. at the La Pêche Sports Complex, located at 20 Raphaël Road in La Pêche (Sainte-Cécile-de-Masham sector), Quebec.**

Public notice given on June 23<sup>rd</sup>, 2021 in accordance with by-law number 254-17 regarding the publication of public notices of the MRC des Collines-de-l'Outaouais.

**Benoît Gauthier**  
Assistant General manager



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## **2020 LAND TAX SALE – JULY 8<sup>th</sup>, 2021**

Further to the public notice of June 21<sup>st</sup>, the tax sale for non-payment of taxes that was initially scheduled for December 3<sup>rd</sup>, 2020 will be held on **Thursday, July 8<sup>th</sup>, 2021 at 10:00 a.m. at the La Pêche Sports Complex, 20, Raphaël Road in La Pêche (Sainte-Cécile-de-Masham sector).**

You can access the [list of properties for sale here](#)

Those interested in participating must have read the [terms and conditions of sale](#).

### **Acquisition procedure**

To purchase a property, a person must submit the duly completed registration form. For a individual, [the registration form for an individual](#) or for a company, [the registration form for a legal entity](#) as well as copies of two valid pieces of identification with photo (ex: passport, driver's license or health insurance card);

If the successful bidder is a company, proof of the company's existence (copy of the company's charter or register of companies) and a resolution authorizing the agent to act must be submitted;

If a person is mandated to bid on behalf of another individual, a copy of that person's identification as well as the person authorizing him/her to bid on his/her behalf must be provided, as well as the duly signed power of attorney authorizing the person to bid;

### **Method of payment**

The auction price must be paid immediately in cash (maximum amount of \$7,499.00) or bank draft made payable to RPGL in trust, failing which the property will be put up for sale immediately. In the event that a bank draft is submitted for an amount greater than the purchase price (with GST/QST if applicable), the excess payment will be remitted approximately two weeks later.

## SALE OF IMMOVABLES FOR NON-PAYMENT OF TAXES

JULY 8th, 2021 at 10:00 a.m. AT THE LA PÊCHE SPORTS COMPLEX , 20, RAPHAËL ROAD, LA PÊCHE (SAINTE-CÉCILE-DE-MASHAM SECTOR)

# SALE CONDITIONS

The sale is made in accordance with the *Municipal Code of Quebec* (provisions 1022 and following).

### **1. Payment of the sale Price**

Immovables for sale will be adjudged to the highest bidder and the amount shall be entirely and immediately paid upon the adjudication.

The amount owed for taxes, interests, costs and sale costs, in addition to the application of the GST and the QST, shall be specified prior to the sale of each immovable.

The purchaser shall pay immediately the amount of its adjudication, in cash (up to a maximum of \$ 7499.00), by certified cheque, bank draft or money order payable to the order of *RPGL in trust*.

If the purchaser pays otherwise than in cash and the amount paid exceeds the adjudication amount, *RPGL avocats* shall refund the excess amount by cheque and by mail approximately ten (10) business days following the sale, without interest.

In addition, in accordance with the *Excise Tax Act* and the *Act Respecting the Québec Sales Tax*, all transactions are taxable except for the purchase of a residence.

1. Person who provide their GST and QST numbers at registration shall be considered as a self-contributor and shall remit these provincial and federal taxes to the appropriate governments.
2. All other purchasers shall pay the GST and QST to the MRC de Papineau for their purchase.

Consequently, the amounts given and adjudged during the biddings are the amounts offered prior to the application of GST and QST.

Failing immediate payment of the adjudication price, the property will be immediately put up for sale.

The purchaser shall present a photo identification such as a driver's licence, health insurance card or passport. In addition to his name, the purchaser shall provide its current occupation, date of birth, address and phone number.

### **2. Condition of immovables**

It is the purchaser's responsibility to carry out the necessary research, before the date scheduled for the sale, in order to know the state of the premises, the precise location of the immovable put up for sale as well as any data relating, among other things, to zoning and easements.

The purchaser shall take the property in the condition in which it is at the time of the award, but without any guarantee of capacity, the quality of the soil or the buildings therein, if any, or with regard to any defects, even hidden, that may affect the immovable.

In addition, the removal from the immovable of woods (trees) or buildings is prohibited during the first year of the adjudication.

The purchaser assumes all environmental responsibilities with respect to the immovable, including but not limited to, all responsibility for the cleaning of containers, pollutants, toxic substances, hazardous materials or waste in, under and on the immovable. The purchaser waives against the MRC and the municipality, any recourse of any nature whatsoever with respect to any defect in drainage, defect in the subsoil or any other thing that may be found in or on the immovable and any soil or subsoil contamination.

### **3. Agent**

An offer may be made by an agent. Whomever claiming to be a purchaser for others must declare the name, capacity and residence of his principal and must provide proof of his mandate. If the agent fails to provide the mandate proof, he will be deemed to himself be a purchaser. Same rule shall be applied if the principal is unknown, cannot be found or is incapable to be purchaser. If a natural person wishes to bid for a company, a copy of the charter and resolution authorizing him to act is required.

#### **4. Adjudication's certificate and final deed of Sale**

A certificate stating the particularities of the sale shall be issued to the purchaser. Within days of the sale, the secretary-treasurer will register a notice to the Registry Offices (*Bureau de la publicité des droits*) stating that the immovable have been sold and mentioning the purchaser's name.

The purchaser, upon presentation of the adjudication's certificate and proof of payment of all municipal taxes which, in the meantime, become due for that immovable, shall be entitled, at the end of the period of the one (1) year after the adjudication, to a final deed of sale.

The purchaser shall bear the costs of preparation, registration, real right's cancellation and of any other costs relating to this deed of sale.

#### **5. Redemption right**

The owner of any immovable sold may withdraw it within the year following the adjudication, by paying the adjudication price, the costs and the interests at 10% per annum, a fraction of the year being counted as a year.

The redemption of the immovable by the owner may only be exercised in the year following the date of adjudication.

If the right to withdraw is exercised, the purchaser shall be informed.

#### **6. Taxes**

If, following today's sale, a balance of taxes is owed, said balance may be claimed from the purchaser.

#### **7. Additional Information**

To obtain information on its rights and obligations, the successful tenderer should consult a legal adviser. No legal opinion will be provided by the MRC, the municipality, their representatives or agents.

**INSCRIPTION FORM – INDIVIDUAL PERSON  
SALE OF IMMOVABLES FOR NON-PAYMENT OF TAXES**  
(Please complete this form in block letters)

NAME: \_\_\_\_\_

QUEBEC BUSINESS NUMBER: \_\_\_\_\_

**ADDRESS:**

Civic no.: \_\_\_\_\_ Apt: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

Postal code: \_\_\_\_\_

Phone number : (1) \_\_\_\_\_ (2) \_\_\_\_\_

Email: \_\_\_\_\_

**POSTAL ADDRESS (if different from address above):**

Civic no.: \_\_\_\_\_ Apt.: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

Postal code: \_\_\_\_\_

NAME OF REPRESENTATIVE: \_\_\_\_\_

CAPACITY OF REPRESENTATIVE: \_\_\_\_\_

Attach a copy of the supporting document authorizing you to act (RESOLUTION)

I declare that the above information is accurate.

SIGNATURE: \_\_\_\_\_

**PIECES OF IDENTIFICATION:**

Driver's licence: \_\_\_\_\_

Health card: \_\_\_\_\_

Passport: \_\_\_\_\_

Others, specify: \_\_\_\_\_

**TAXABLE SALE**

Registration numbers – PURCHASER

GST: \_\_\_\_\_

QST: \_\_\_\_\_

**INSCRIPTION FORM – LEGAL PERSON**  
**SALE OF IMMOVABLES FOR NON-PAYMENT OF TAXES**  
(Please complete this form in block letters)

NAME: \_\_\_\_\_

QUEBEC BUSINESS NUMBER: \_\_\_\_\_

**ADDRESS:**

Civic no.: \_\_\_\_\_ Apt: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

Postal code: \_\_\_\_\_

Phone number : (1) \_\_\_\_\_ (2) \_\_\_\_\_

Email: \_\_\_\_\_

**POSTAL ADDRESS (if different from address above):**

Civic no.: \_\_\_\_\_ Apt.: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

Postal code: \_\_\_\_\_

NAME OF REPRESENTATIVE: \_\_\_\_\_

CAPACITY OF REPRESENTATIVE: \_\_\_\_\_

Attach a copy of the supporting document authorizing you to act (RESOLUTION)

I declare that the above information is accurate.

SIGNATURE: \_\_\_\_\_

**PIECES OF IDENTIFICATION:**

Driver's licence: \_\_\_\_\_

Health card: \_\_\_\_\_

Passport: \_\_\_\_\_

Others, specify: \_\_\_\_\_

**TAXABLE SALE**

Registration numbers – PURCHASER

GST: \_\_\_\_\_

QST: \_\_\_\_\_