

Village of Milo
Tax Sale Auction Rules

Tax Sale Auction to be held July 28th, 2025 at 10:30 am @ 200 Centre Street
Milo, AB, T0L 1L0

All Auction Participants must be present, show government issued identification and must complete a Bidder Registration form prior to the Auction.

Bids will start at the reserve price of \$35,000 and will increase in increments of \$1000.00

The successful bidder will have 15 minutes immediately following the Auction to enter into a Land Purchase/Sale Agreement for the property or else the property will be offered for resale. A 10% deposit in the form of cash, e transfer, bank draft, or certified cheque is required to be provided to the Village immediately upon winning the bid.

The successful purchaser will receive title with the encumbrances listed in Section 423 of the MGA, as well as those required by the Registrar of Land Titles to remain on title.

Municipal Office will be open at 10 am the morning of the Sale.



Roll Number:	139
Owner 1:	[REDACTED]
Owner 2:	N/A
Civic Address:	309 1 ST N
Land Use Dist.:	RESIDENTIAL R
Unit/Trailer No:	
Lot:	10
Block:	8
Plan:	7610570
Legal Desc:	
Linc No:	0017978917
Title No:	161100697

Mailing Name 1:	[REDACTED]
Mailing Name 2:	
Mailing Address 1:	[REDACTED]
Mailing Address 2:	
City:	[REDACTED]
Province/State:	AB
Country:	CANADA
Postal Code:	[REDACTED]
Zip Code:	
Area (m2):	925.51
Perimeter (m):	121.41
Total Assessed	199000

Long Legal Description:

PLAN 7610570
BLOCK 8
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
A T S R E F E R E N C E : 4;21;18;31;NW

Abstract



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 978 917 7610570;8;10 161 100 697

LEGAL DESCRIPTION
PLAN 7610570
BLOCK 8
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;21;18;31;NW

MUNICIPALITY: VILLAGE OF MILO

REFERENCE NUMBER: 111 316 038

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
161 100 697	28/04/2016	TRANSFER OF LAND	\$8,000	\$8,000

OWNERS

LUSHINGTON GRANT
OF 33 REDSTONE CIR NE
CALGARY
ALBERTA T3N 0M8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 100 698	28/04/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - THE VILLAGE OF MILO. BOX 65, MILO ALBERTA T0L1L0
241 089 193	04/04/2024	TAX NOTIFICATION BY - THE VILLAGE OF MILO. BOX 65

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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MILO, ALBERTA
TOL1LO

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 17 DAY OF JULY,
2025 AT 12:45 P.M.

ORDER NUMBER: 54326890

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

SITE INSPECTION REPORT

Owner's Name: Village of Milo
Mailing Address: 200 Center Street
Milo, AB. T0L 1L0
Phone Number: 403-599-3883
Email Address: cao@villageofmilo.ca

Discipline: Building
Work Order Number: 14562
Municipality: Milo
Street Address: 309 - 1 Street North
Lot: _____ Block: _____ Plan: _____
Part of: _____ Sect: _____ Twp: _____ Rg: _____ W of: _____
Subdivision Name: _____
Reason for the Inspection: Village is putting house up for public auction and would like house to pass inspection.

Observations:

- 1) The biggest danger in this house is the teleposts in basement have been knocked down and beam is no longer supported. A copy of the floor joist layout will be required to determine the size of telepost required for each location.
- 2) Starting on the exterior the Tyvek house wrap will need to be replaced.
- 3) The shingles appear in good condition but will need repair/replace on front portion where they are missing.
- 4) Fascia board may need replacing around perimeter of roof.
- 5) The concrete in the garage is spalling but this does not affect the structure.
- 6) The garage trusses will require repair as a number of webs have pulled out of their connection plates - a truss engineer will be required to detail this repair.
- 7) The framing of the overall building appears in good condition. 2x6 walls, floor joists, main house trusses and floor sheathing and exterior sheathing are in good condition.
- 8) The basement walls have no damage or cracks and if no leaks are present, construction progress with little work. No frost walls are constructed yet but should be installed soon to prevent any further freeze / thaw cycles which will eventually cause cracks.

Overall the building is in good condition and can be repaired by an experienced contractor.

EXEMPTION: The owner acknowledges that as per section 12(2) of the Alberta Safety Codes Act, Superior Safety Codes Inc. is not liable for any damage caused by any decision related to the system of inspections, examinations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out.

Safety Codes Officer Signature: _____

Inspection Date: September 15, 2021

Safety Codes Officer Name: John Kennedy

SCO Designation Number: 9992

WORK ORDER

Company Name: _____

Address: _____

City: _____ Prov: _____ PC: _____

Phone: _____ Fax: _____

Email Address: _____

Contact Name: Wendy Hingley

Address: 200 Center Street

City: Milo Prov: AB PC: TOL 1L0

Phone: 403.599.3883 Fax: _____

Email Address: cc@villageofmilo.ca

Inspection for: ☒ Building ☐ Fire ☐ Electric ☐ Gas ☐ Plumbing ☐ PSDS

Civic Inspection Location:	Address: <u>309 - 1 Street North, Milo</u>	City/Town: <u>Milo</u>	Prov.: <u>AB</u>	Postal Code:
LSD Inspection Location:	Part of:	% Section	Twp:	Rg: W of the:

Comments or Special Instructions:

Description of Work: Private Inspection for home to be public auctioned

DESCRIPTION	HOURS	RATE/HR	# OF KM	RATE/KM	EXPENSES	SUBTOTAL
Travel						
Inspection	<u>1</u>	<u>125⁰⁰</u>				<u>125⁰⁰</u>
Report Writing	<u>1</u>	<u>125⁰⁰</u>				<u>125⁰⁰</u>
Plans Review						
Consultations						
Investigations						

Please make all cheques payable to: **SUPERIOR SAFETY CODES INC.**
If you have any questions concerning this work order, please contact our office.
G.S.T. #858007677RT001

SUBTOTAL 250⁰⁰
G.S.T. 12⁵⁰
GRAND TOTAL 262⁵⁰

Customer Signature: _____

Purchase Order Number: _____

Invoice Number: _____

Safety Codes Officer: John Kennedy

Designation #: 9992

Field Level Hazard Assessment (FLHA) - Safety Code Officer

3440

Date <u>Sept. 15, 21</u>	Task: Site Inspection <u>Private Inspection</u>	Permit # <u>Village of Milo</u>
Location(s) Note: if same task is being performed, multiple locations, same day, identify each location and review hazards prior to beginning work, note any differences.		<u>200 Center St.</u>
		<u>Milo, AB. TOL 140</u>

 Emergency Equipment: Fire extinguisher, first aid kit available in SSCI vehicle / equipment? ☒ Y / ☐ N

 Two-way radio / cell phone available? ☒ Y / ☐ N Dep't Contact Name: _____ Phone: 1-866-999-4777

Closest Health Care Facility: Refer to Phone Number sheet for closest facility to the local office.

IN EVENT OF SERIOUS EMERGENCY, CALL 911 AS REQUIRED, TAKE CONTROL OF THE SITUATION AND ENSURE NO FURTHER INJURY OR DAMAGE OCCURS, NOTIFY THE MANAGER.

✓	HAZARDS that apply	HAZARD CONTROLS	COMMENTS
✓	Dust, Debris	CSA approved eye/face protection per hazard assessment	<u>Safety Glasses</u>
	Noise	CSA approved hearing protection per hazard assessment	
	Environmental Conditions (Weather)	Adequate Clothing	
✓	Uneven Ground	CSA approved footwear	<u>Work Boots</u>
✓	Working Alone	2-way radio, phones, contact per "Working Alone" article 8(i) Safety Policy Manual	<u>Cell Phone</u>
	Aggressive Animals	Stay in vehicle until threat is determined safe	
	Work Place Violence	Leave the site if feel threatened, intimidated	
	Open Excavation	If site is not safe to enter SCO is to leave premise	
	Visual Inspection	Identify hazards, if unsafe leave site	

☒ OBSERVATION ☐ NEAR MISS ☐ INCIDENT

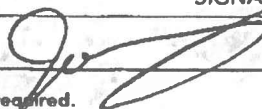
Private inspection @ 309-1 Street North, Milo, AB.

Corrective action if required:

WORKERS IN ATTENDANCE

PRINT NAME

SIGNATURE

John Kennedy
D9992


Inspection Date	Inspection Sub Type	Inspection ID
2020-08-18	Complaint	0000130563

INSPECTION REPORT

Name of Establishment	Owner (Company) Agents Name
309 1 Street North	Lushington Grant
309 1 Street North General Nuisance	
Site Address	Mailing Address
309 1 St N Milo Alberta T0L Canada	33 Redstone Circle NE Calgary Alberta T3N 0M8 Canada

Opening Comments

Inspection completed of garage and external of property. Main house was not entered, simply viewed through windows.

Property was not sealed off against human and pest access.
Large quantities of bat and mouse feces present.

Owner stated they were working with a pest control company and planned to eradicate the pests in October 2020.

Sub-Unit ID: 0000165817

Lab Number:

Compliance Record

1 Nuisance (Critical) - Critical

1.1 02. Are general nuisance conditions, other than those noted in other violations, being prevented at this facility (Critical)?

First Cited: 2020-08-18

Compliance Result: NO - Not In Compliance

A practice or condition at this facility is creating a nuisance. No person shall create, commit or maintain a nuisance. AR 243/2003 s 2(1)

Compliance Response: Property was not sealed off against human and pest access. Large quantities of bat and mouse feces present.

1. The property must be further secured to deter human entry. Further deter human entry to the premises performing actions such as, but not limited to: removing the ladder from view within the garage (not leaving it leaned over the boards on the garage doors), adding higher boards on the garage doors, having signage to keep out, adding caution tape, etc. Further deter human entry by October 9, 2020.
2. Owner/operator must eliminate infestation of all pests, including but not limited to bats and mice. Owner/operator must provide evidence of the pest control actions previously undertaken and of future pest control plans including timelines by October 9, 2020.
3. Once pests are eradicated, all feces and contaminated materials must be properly removed and the space cleaned and sanitized, wearing appropriate PPE. A qualified remediation company is recommended. Submit timeline for all cleaning and remediation plans by October 9, 2020.
4. Once pests are eradicated, the space must be sealed against pest re-entry. Submit timeline for plan to seal facility against pest re-entry by October 9, 2020.

Target Completion Date: 2020-10-09

2 Compliance - Nuisance - Critical

2.1 01. Is the facility in compliance with verbal and/or written approvals and/or orders issued by an Executive Officer, and is the Executive Officer able to exercise their duties without obstruction or interference?

Compliance Result: YES - In Compliance

Closing Comments

Follow up will occur.

Actions Taken

- Violations Cited
- Follow-up Required

Referrals

Carbon Copies

Received By: Lushington Grant

Delivery Method: Email

Should you have any questions regarding this report, you can get in touch with me using the contact information below.

Megan O'Neill

Public Health Inspector

702 - 6 Street SW
High River AB T1V 2B3
Canada

403-601-1783

Megan.O'Neill@albertahealthservices.ca