

Town of Trinity Bay North

Public Auction of Land



Friday, February 27th, 2026 @ 11:00 am
Frank Power Chalet, 48 Coaker Drive, Port Union, NL

NOTICE OF PUBLIC AUCTION OF LAND

TAKE NOTICE that pursuant to the *Towns and Local Service Districts Act*, S.N.L. 2023, c. T-6.2, s. 152, the Town Council of the Town of Trinity Bay North hereby offers for sale by public auction for arrears of municipal taxes, the following properties situate and being within the Town of Trinity Bay North:

<u>Address</u>	<u>Taxes and Expenses Owning</u>
220 Discovery Trail	\$31,636.65
10 Hiscock's Lane	\$5,950.00
10A Hiscock's Lane	\$5,950.00
213 Main Street	\$7,469.55
123 Main Street South	\$6,250.00
88 River Road	\$4,280.15
8A Sailor's Hill	\$4,812.30
12 Shore Road	\$4,250.00

The above noted properties shall be sold by public auction on **Friday, February 27th, 2026 at 11:00 a.m.** at the Frank Power Chalet, 48 Coaker Drive, Port Union, Trinity Bay North, NL. Arrangements may be made to attend by telephone or other means by contacting the Town Clerk. Bids may also be submitted in writing to the Town Clerk in advance of the auction date. Written bids will be opened and announced at the commencement of the auction at the time and place aforesaid.

A full description of the properties aforesaid is available from the Office of the Town Clerk of the Town of Trinity Bay North. The Town of Trinity Bay North cannot guarantee the accuracy and correctness of the information in its possession. Prospective bidders are encouraged to make all reasonable inquiries and due diligence on the subject properties prior to bidding.

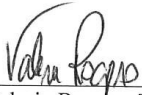
CONDITIONS OF SALE

All sales are as-is where-is, with no warranty of any kind. The Town will provide a deed for the property in accordance with dimensions in its possession only and does not certify title. Obtaining a survey shall be the responsibility of the purchaser if the property description in the Town's possession is insufficient.

In addition to any other sale conditions required by law, the successful purchaser must pay to the Town Clerk of the Town of Trinity Bay North the full amount of taxes owing on the property as hereinbefore stated within twenty-four (24) hours of completion of the auction. The balance of the purchase price is to be paid within 14 days of the date of sale. Prices are not inclusive of HST (if applicable) and the successful purchaser shall be responsible for same if applicable.

The Town of Trinity Bay North reserves the right to cancel the auction of any property hereinbefore described upon payment of the arrears stated above plus expenses incidental to the sale process.

Dated at the Town of Trinity Bay North, in the Province of Newfoundland and Labrador, this 7th day of January A.D. 2026.

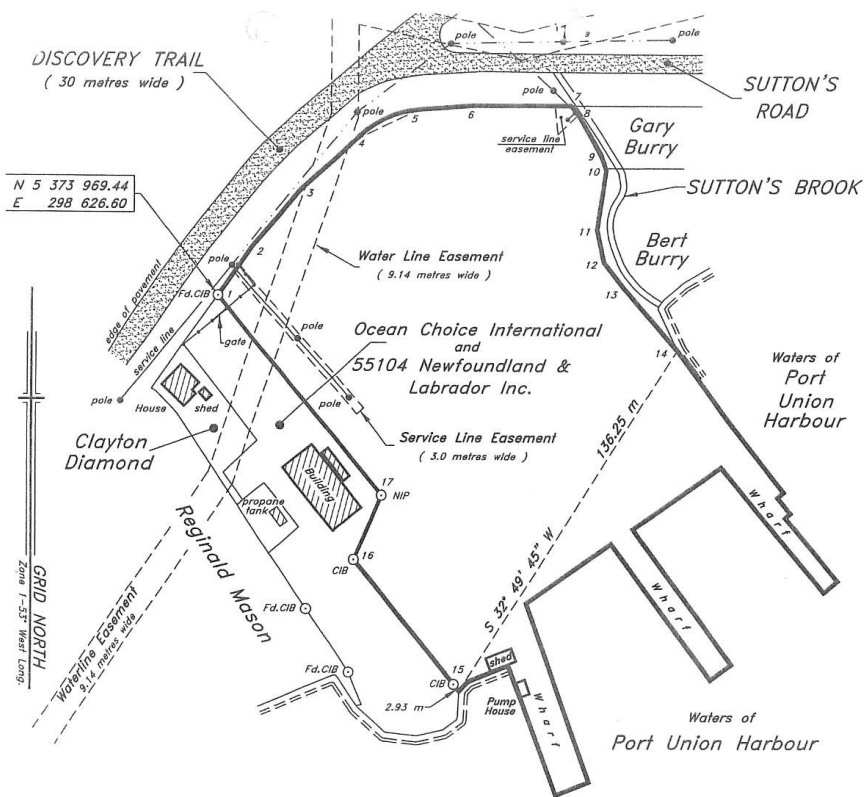
A handwritten signature in black ink, appearing to read 'Valerie Rogers', written over a horizontal line.

Valerie Rogers, Town Clerk
Town of Trinity Bay North

220 Discovery Trail







STATION	BEARING	DISTANCE
1 - 2	N 35° 45' 05" E	20.06 m
2 - 3	N 40° 01' 40" E	25.48 m
3 - 4	N 47° 25' 20" E	24.31 m
4 - 5	N 64° 47' 15" E	23.98 m
	rad = 34.17 m arc = 24.50 m	
5 - 6	N 85° 39' 40" E	19.02 m
6 - 7	N 89° 54' 25" E	33.14 m
7 - 8	S 46° 41' 20" E	2.80 m
8 - 9	S 29° 58' 55" E	16.74 m
9 - 10	S 18° 57' 45" E	5.43 m
10 - 11	S 8° 48' 05" W	20.11 m
11 - 12	S 11° 51' 35" E	11.24 m
12 - 13	S 38° 28' 55" E	11.23 m
13 - 14	S 41° 03' 40" E	27.73 m
15 - 16	N 39° 35' 30" W	57.12 m
16 - 17	N 23° 26' 30" E	23.47 m
17 - 1	N 39° 34' 40" W	87.08 m

Area = 2.0991 hectares

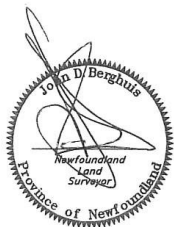
NOTE: Expropriation of Waterline Easement registered in volume 1215 - folio 563 Registry of Deeds

NOTE: CIB CAPPED IRON BAR
IB IRON BAR
Fd. FOUND
- NO SCALE FACTOR USED
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

NOTE: Starting point derived from Real Time Kinematic GPS observations relative to Control Monument No. 79G3537

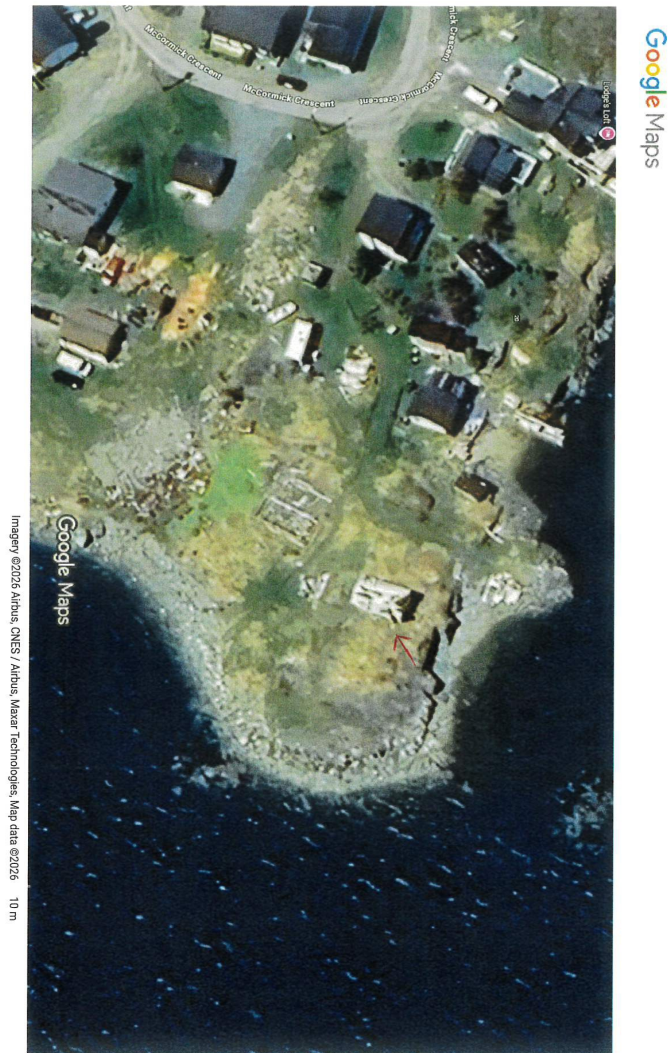
CONTROL MONUMENTS
(NAD-83)

79G3537 N 5 373 882.092
E 298 505.015
79G3539 N 5 373 476.038
E 299 165.199



(((CONTROL SURVEYS LTD. NEWFOUNDLAND LAND SURVEYORS 3 MYERS AVENUE, A5A 1T5 - Tel: (709) 466-3666		Newfoundland
Clareville		
SURVEY ON BEHALF OF OCEAN CHOICE INTERNATIONAL LP and 55104 NEWFOUNDLAND and LABRADOR INC.		
Port Union	Newfoundland	
SCALE: 1 : 1500	JOB No.:	2018-143
DATE: April 6, 2018	SURVEY BY:	J.D.B.

10 Hiscock's Lane



(*Approximate Location)



10 A Hiscock's Lane



Google Maps

10 A Hiscock's Lane

(*Approximate Location)



213 Main Street

Google Maps

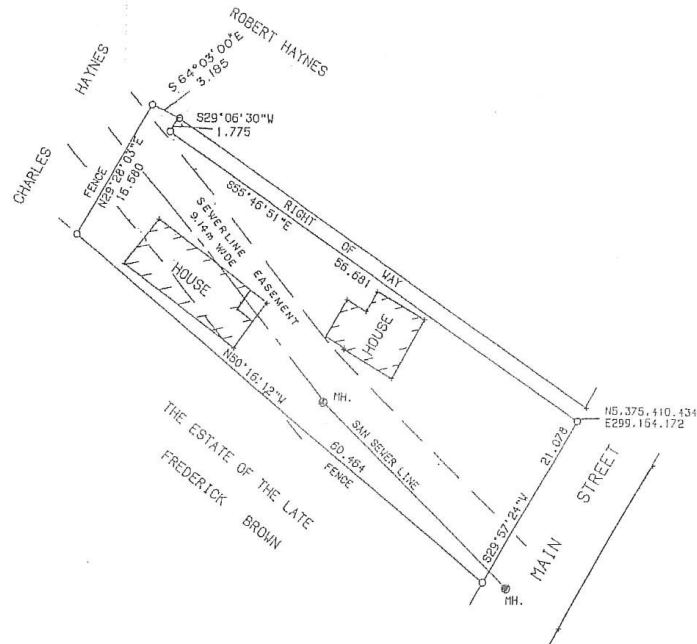
213 Main Street



Imagery ©2026 Airbus CNES / Airbus, Maxar Technologies, Map data ©2026 20 m



SCHEDULE "B"



GRID NORTH
ZONE 1 C.M. 53 WEST LONGITUDE

LEGEND

IRON PIN ---
EXISTING IRON PIN ---
CONTROL MON. ---
PROPERTY DEALT WITH ---
FENCE LINES ---

CO-ORDINATES BASED ON NAD 83
SCALE FACTOR USED IS 0.999898

THIS PLAN AND THE ACCOMPANYING DESCRIPTION OF
W. HARRIS SURVEYS LTD. FORM AN INTEGRAL PART OF THE
WHOLE AND ARE NOT SEPARABLE.

REFERENCE MONUMENTS

7903533 NS.375.210.884
E298.969.571
7903527 NS.375.740.552
E299.302.906

ALL DISTANCES ARE HORIZONTAL
GROUND AND IN METERS

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ARE MADE THERETO.



W. HARRIS SURVEYS LTD.
NEWFOUNDLAND LAND SURVEYORS
MOUNT PEARL

871 TOPSAIL ROAD

NFLD.

STEWART HAYNES

CATALINA

NFLD

SCALE

DATE

DRAWN BY

CHECKED BY

JOB

123 Main Street South

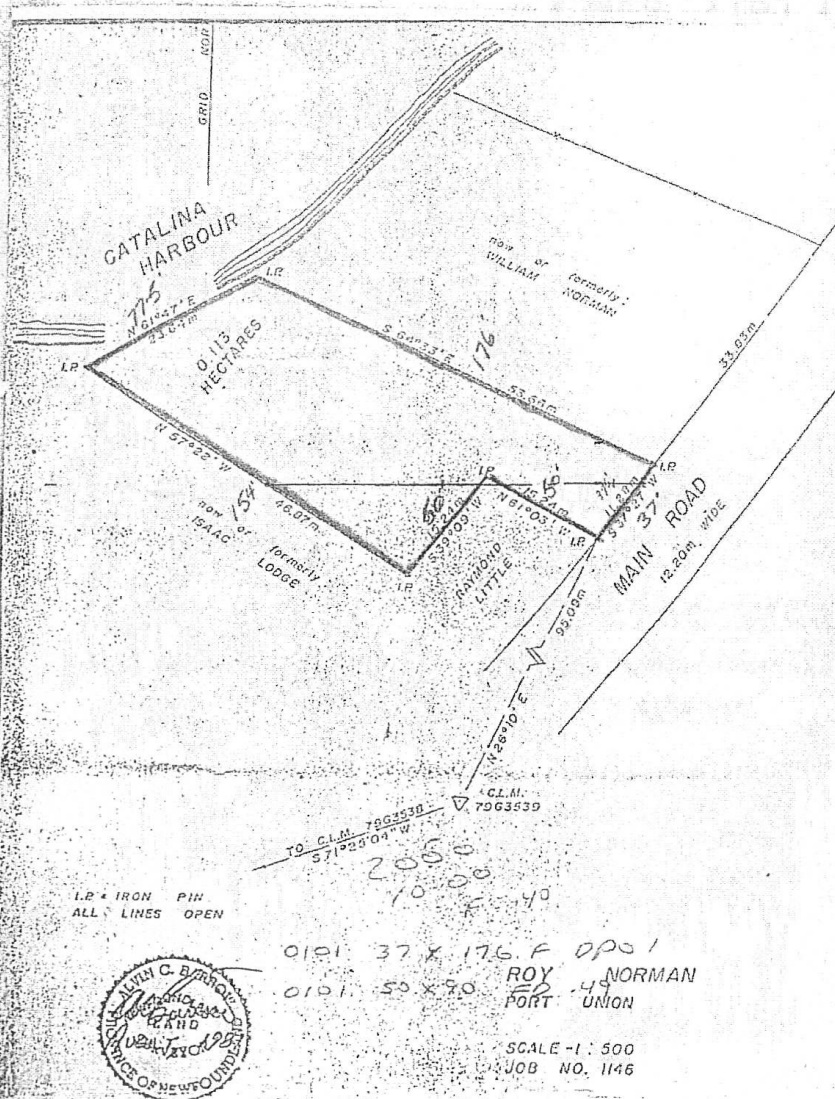


(*Approximate Location)

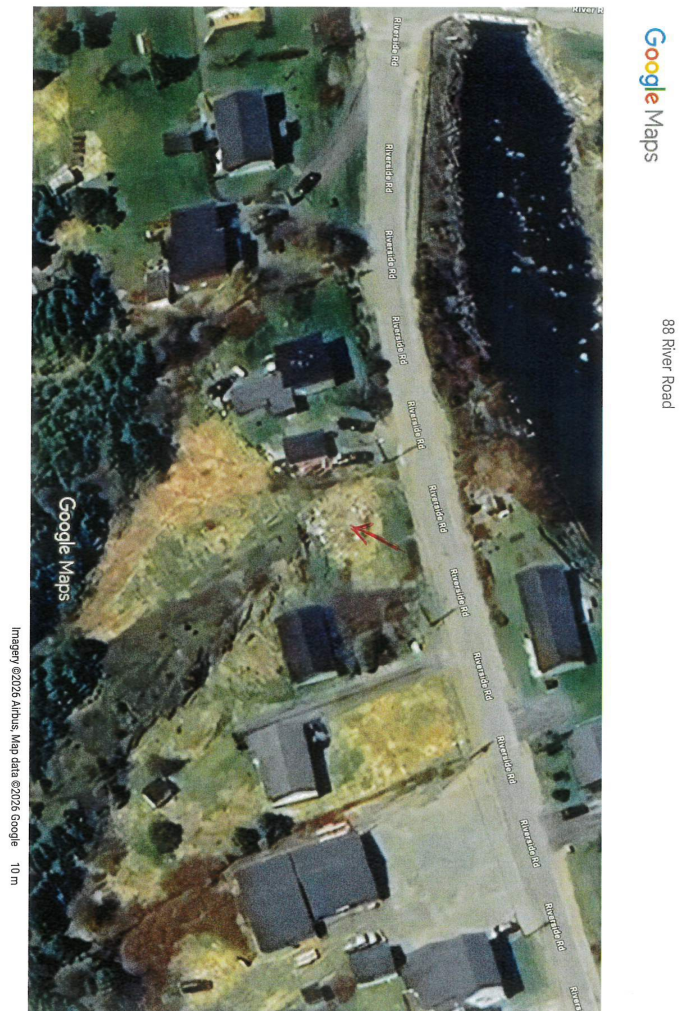


123 Main Street South

139678



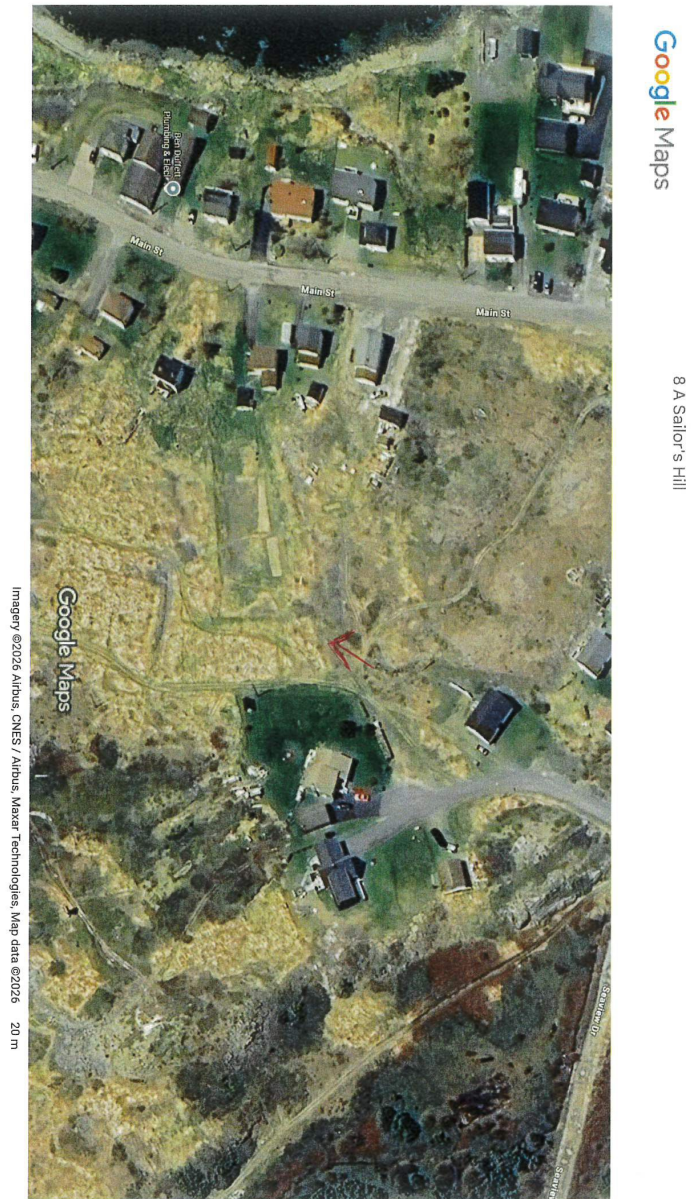
88 River Road



(*Approximate Location)



8A Sailor's Hill

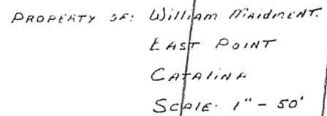


(*Approximate Location)



Hill

6.6.117



12 Shore Road



(*Approximate Location)

