

Second Notice of Tax Sale Auction

CITY OF PORTAGE LA PRAIRIE

Pursuant to subsection 367(2) of The Municipal Act (MA), notice is hereby given that unless the tax arrears for the designated year and costs shown below in respect of the hereinafter described property are paid in full **or** an agreement under Section 369(1)(b) MA to pay the arrears and costs has been made **prior** to the commencement of the auction, the said property will be sold by public auction at following date, time and place:

Date and Time: **September 22, 2026 at 2:00 PM**
Where: City of Portage la Prairie, Council Chambers
97 Saskatchewan Avenue East
Portage la Prairie MB

Reg'd Owner: **SEAN ARTHUR BAKER**

Roll No.	Civic Address:	2024 Arrears	Costs	Total
360200	1409-TRENTON AVE	\$3,707.34	\$3,922.00	\$7,629.34

Legal Description:

THAT PORTION OF THE CLOSED PUBLIC LANE IN BLOCK 25 PLAN 32 PLTO IN RL 69 PARISH OF PORTAGE LA PRAIRIE LYING SOUTH OF A LINE DRAWN FROM THE NW CORNER OF LOT 3 TO THE NE CORNER OF LOT 4 AND NORTH OF A LINE DRAWN FROM THE SW CORNER OF LOT 2 TO THE SE CORNER OF LOT 1 ALL IN SAID BLOCK, LOTS 1, 2, 3, & 4 BLOCK 25 PLAN 32 PLTO IN RL 69 PARISH OF PORTAGE LA PRAIRIE

- The tax arrears amount shown above includes penalties calculated to the day of the sale.
- **Costs will continue** to be incurred to the tax sale date and added to the amount required to redeem.
- The property may be sold at the auction for less than the amount of the tax arrears and if this is the case, the balance of the arrears and costs owing is deemed to be cancelled.
- For an updated total amount owing, contact the municipality. Any overpayment will be applied as payment of subsequent tax arrears. Payment must be made by **cash, certified cheque, debit card (where available)** or any other form of guaranteed payment.
- For any inquiries regarding the tax sale process or auction, contact TAXservice at the contact information below.
- **IF THE PROPERTY IS SOLD, THE SALE IS FINAL AND ANY INTEREST YOU HAD IN THE PROPERTY BEFORE THE SALE WILL BE EXTINGUISHED.**
- There will **not** be an opportunity to redeem this property from tax sale and a property transfer application will proceed immediately after the auction.

Dated: July 31, 2026

Francine D.
Senior Account Manager
Phone: 204-614-8535
Email: FrancineD@taxservice.com

MANITOBA

The Municipal Act

Land Titles District of Portage La Prairie

ORDER FOR SUBSTITUTIONAL SERVICE

IN THE MATTER OF Tax Sale Notice number 1245557/3(the "Notice"), which Notice affects the lands described in certificate of title number 3007062/3 and 3007064/3 as:

THAT PORTION OF THE CLOSED PUBLIC LANE IN BLOCK 25 PLAN 32 PLTO
IN RL 69 PARISH OF PORTAGE LA PRAIRIE LYING
SOUTH OF A LINE DRAWN FROM THE NW CORNER OF LOT 3
TO THE NE CORNER OF LOT 4 AND NORTH OF A LINE DRAWN FROM THE
SW CORNER OF LOT 2 TO THE SE CORNER OF LOT 1 ALL IN SAID BLOCK

LOTS 1, 2, 3, & 4 BLOCK 25 PLAN 32 PLTO
IN RL 69 PARISH OF PORTAGE LA PRAIRIE

AND IN THE MATTER OF the application by CITY OF PORTAGE LA PRAIRIE for an Order of Substitutional Service of the Notice; and

UPON reading the evidence filed in support thereof, I HEREBY ORDER:

THAT service of the First and Second Notice of Tax Sale upon **SEAN ARTHUR BAKER**, may be effected by:

(A) Mailing a true copy of the Notice and a true copy of this Order by regular mail to:

SEAN ARTHUR BAKER, 633-3rd STREET N.E, PORTAGE LA PRAIRIE, MB R1N 1R5

(B) By privately messaging a true copy of the Notice and a true copy of this Order to **SEAN ARTHUR BAKER** through their Facebook profile.

(C) By emailing a true copy of the Notice and a true copy of this Order to:
berniegarnham@hotmail.com and seanaisfeld@gmail.com

(D) By posting a true copy of the Notice and of this Order in a prominent and appropriate place on the subject land; and

(E) By posting a copy of the Notice and this Order on a bulletin board or wall accessible to the public at the City offices.

AND THAT such service so made shall be good and sufficient service and shall have the same effect as personal service of the Notice upon **SEAN ARTHUR BAKER** provided that they are made in accordance with the timelines for service as specified in section 367 of The Municipal Act.

DATED at the Land Titles Office on May 20, 2026



(Deputy) District Registrar