

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: **RUDY TECZA AS ADMINISTRATOR OF THE ESTATE OF FRANK PETER TECZA**

Roll No.	Civic Address:	2024 Arrears	Costs	Total
77800	66-9TH ST NW	\$5,637.29	\$3,413.00	\$9,050.29

Legal Description:

AT PORTAGE LA PRAIRIE AND BEING LOTS 5 AND 6 BLOCK 2 PLAN 100 PLTO IN RL 60 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 2655743/3 as:

AT PORTAGE LA PRAIRIE AND BEING
LOTS 5 AND 6 BLOCK 2 PLAN 100 PLTO
IN RL 60 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 **The Estate of Frank Peter Tecza**, may be effected by:

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

The Estate of Frank Peter Tecza, 1520 Saskatchewan Ave W, Portage la Prairie MB R1N 0N5

The Estate of Frank Peter Tecza, c/o Mary Hand, 2222 Centre Road West, Camperville ON L0P 1B0

The Estate of Frank Peter Tecza, c/o Phyllis Tecza, 714 Ashburn St, Winnipeg MB R3G 3C5

The Estate of Frank Peter Tecza, Attention: Norman Sims, Sims & Co, PO Box 460, 76 Main St S, Minnedosa MB R0J 1E0

- (B) By privately messaging a true copy of the Notice and a true copy of this Order to Phyllis Tecza, Allison Bannister and Frank Justin Tecza through their Facebook profiles.
- (C) By sending a true copy of the Notice and a true copy of this Order via multi-media messaging service (commonly known as “text messaging”) to:

Phyllis Tecza: 204-903-5419

Mary Hand: 289-237-2726

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

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 **The Estate of Frank Peter Tecza** 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 29, 2026



(Deputy) District Registrar

