



SALE OF IMMOVABLES FOR NON-PAYMENT OF TAXES

PUBLIC NOTICE is given that at its regular sitting held on October 7, 2024, the Municipal Council of the City of Westmount adopted Resolution no. 2024-10-222 ordering the City Clerk, or in her absence the Assistant City Clerk, to sell by public auction the immovables described hereunder in accordance with the *Cities and Towns Act*.

The public auction will take place on Monday, December 9, 2024, at 10:00 a.m. in the Council Chamber of City Hall, located at 4333 Sherbrooke Street West, in Westmount.

Should the taxes, interests and costs be paid in full on an immovable by the time scheduled for the public auction, it would be excluded from the sale.

The sale price of the immovables shall be payable immediately in cash, by certified cheque or by a bank draft made to the order of the City of Westmount.

These immovables will be sold with, and subject to, all active or passive servitudes, apparent or not, which exist or may exist on these immovables, and all declarations of co-ownership that may affect them.

Description of the immovables:

Description: Lot no. 1 582 375 Quebec Cadastre, Registration division of Montreal Address of Immovable : 815 Upper Lansdowne Avenue, Westmount, Quebec Owners : Martin PICARD, Marie-Christine BERGERON Matricule No. : 9538-67-0450-6-000-0000	Description: Lot no. 4 142 740 Quebec Cadastre, Registration division of Montreal Address of Immovable : 168 Hillside Avenue, Westmount, Quebec Owner : Drew ARNOLD Matricule No. : 9737-58-7910-9-000-0000
Description: Common Lot no. 4 915 849 and exclusive lot no. 4 915 850 Quebec Cadastre, Registration division of Montreal Address of Immovable : 680 Victoria Avenue, Westmount, Quebec Owners : 9357-6080 Quebec Inc. Matricule No. : 9538-82-3716-6-001-0001	Description: Lot no. 1 584 145 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4323 Montrose Avenue, Westmount, Quebec Owner : 11942794 Canada Inc. Matricule No. : 9738-07-5732-4-000-0000
Description: Common Lot no. 4 915 849 and exclusive lot no. 4 915 851 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4760 B The Boulevard, Westmount, Quebec Owners : Encarnacion Obana Matricule No. : 9538-82-3716-6-003-0001	Description: Lot no. 1 583 367 Quebec Cadastre, Registration division of Montreal Address of Immovable : 376 Metcalfe Avenue, Westmount, Quebec Owners : 3337418 Nova Scotia Limited, Liu LLOYD Matricule No. : 9738-21-2092-7-000-0000
Description: Lot no. 1 581 128 Quebec Cadastre, Registration division of Montreal Address of Immovable : 531 Claremont Avenue, Westmount, Quebec Owners : Kyriakos POLYMENAKOS, Aikaterini KOUROUNAKOU Matricule No. : 9637-17-8353-9-000-0000	Description: Lot no. 1 583 657 Quebec Cadastre, Registration division of Montreal Address of Immovable : 343 Kensington Avenue, Westmount, Quebec Owner : Mitchell David WAJ CER VATCH Matricule No. : 9738-32-7667-8-000-0000
Description: Lot no. 1 580 942 Quebec Cadastre, Registration division of Montreal Address of Immovable : 592 ch. Côte-St-Antoine , Westmount, Quebec Owners : Nigel GODDARD, Maria Daniela D AGOSTINO Matricule No. : 9637-27-4706-1-000-0000	Description: Lot no. 1 584 732 Quebec Cadastre, Registration division of Montreal Address of Immovable : 495 Mount-Pleasant Avenue, Westmount, Quebec Owner : Armando CAPPELLO Matricule No. : 9738-39-3191-8-000-0000
Description: Lot no. 1 581 903 Quebec Cadastre, Registration division of Montreal Address of Immovable : 516-518 Grosvenor Avenue, Westmount, Quebec Owner : Deana SILVERSTONE Matricule No. : 9637-58-2183-0-000-0000	Description: Common lots nos. 1 579 343 and 1 579 349 and exclusive lot no. 1 579 372 Quebec Cadastre, Registration division of Montreal Address of Immovable : 399 Clarke Avenue, # 602, Westmount, Quebec Owner : Joane SIKSOUS Matricule No. : 9738-45-7245-5-001-0028
Description: Lot no. 1 581 955 Quebec Cadastre, Registration division of Montreal Address of Immovable : 414 Roslyn Avenue, Westmount, Quebec Owner : Alain ELBAZ Matricule No. : 9637-78-6129-7-000-0000	Description: Lot no. 1 584 806 Quebec Cadastre, Registration division of Montreal Address of Immovable : 69 Holton Avenue, Westmount, Quebec Owner : Roxanne VANDENBERG Matricule No. : 9738-48-5579-3-000-0000
Description: Lot no. 1 581 451 Quebec Cadastre, Registration division of Montreal Address of Immovable : 346-346B Victoria Avenue, Westmount, Quebec Owner : Glenn J. FELDMAN Matricule No. : 9637-85-4569-1-000-0000	Description: Common lots nos. 1 580 682 and 1 580 684 and exclusive lot no. 1 580 686 Quebec Cadastre, Registration division of Montreal Address of Immovable : 472 Wood Avenue, Westmount, Quebec Owner : 2731487 Ontario Limited Matricule No. : 9738-58-6973-6-001-0003
Description: Common lots nos 1 580 668 and 1 580 670 and exclusive lot no. 1 580 669 Quebec Cadastre, Registration division of Montreal Address of Immovable : 346 Grosvenor Avenue, Westmount, Quebec Owner : Tamara SCULLION Matricule No. : 9637-96-0237-6-001-0001	Description: Lot no. 1 584 509 Quebec Cadastre, Registration division of Montreal Address of Immovable : 383 Olivier Avenue, Westmount, Quebec Owner : Glenn J. FELDMAN Matricule No. : 9738-65-0692-3-000-0000
Description: Lot no. 1 582 545 Quebec Cadastre, Registration division of Montreal Address of Immovable : 215 Edgehill Road, Westmount, Quebec Owner : 9361-5425 Quebec Inc. Matricule No. : 9638-05-2527-7-000-0000	Description: Common lots nos. 2 745 459, 2 745 460 and 2 745 461 and exclusive lot no. 2 745 458 Quebec Cadastre, Registration division of Montreal Address of Immovable : 414 Wood Avenue, Westmount, Quebec Owners : Christopher MARSH, Connie CHENG MARSH Matricule No. : 9738-68-9907-0-002-0001
Description: Lot no. 1 581 889 Quebec Cadastre, Registration division of Montreal Address of Immovable : 637 Grosvenor Avenue, Westmount, Quebec Owner : Pierre BOURNAKI Matricule No. : 9638-12-0814-7-000-0000	Description: Lot no. 1 584 526 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4219 Maisonneuve West Boulevard, Westmount, Quebec Owner : Patrick DURANCEAU Matricule No. : 9738-75-2501-3-000-0000
Description: Lot no. 1 582 581 Quebec Cadastre, Registration division of Montreal Address of Immovable : 596 Belmont Avenue, Westmount, Quebec Owner : Abby GRANT Matricule No. : 9638-51-4086-6-000-0000	Description: Lot no. 4 142 881 Quebec Cadastre, Registration division of Montreal Address of Immovable : 85-87 Hallowell, Westmount, Quebec Owner : Nathalie GEHRING Matricule No. : 9738-92-4504-0-000-0000
Description: Lot no. 1 583 912 Quebec Cadastre, Registration division of Montreal Address of Immovable : 118 Upper Bellevue Avenue, Westmount, Quebec Owners : Fiducie Chloe Sylvestre 2023, Fiducie Maxime Surprenant 2023 Matricule No. : 9638-59-0524-3-000-0000	Description: Common lots nos. 1 579 496 and 1 579 537 and exclusive lots nos. 1 579 557 and 1 579 705 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4175 Sainte-Catherine West Street, # 402, Westmount, Quebec Owner : Maria Angela DE LUCA and al. Matricule No. : 9738-95-3227-2-001-0072
Description: Lot no. 1 582 178 Quebec Cadastre, Registration division of Montreal Address of Immovable : 494 Lansdowne Avenue, Westmount, Quebec Owner : Patrick GHATTAS Matricule No. : 9638-60-6107-9-000-0000	Description: Common lots nos. 1 580 052, 4 586 524 and 4 586 527 and exclusive lot no. 1 580 209 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1 Wood Avenue, # 905, Westmount, Quebec Owner : Marion Sheila Ross RAMSAY Matricule No. : 9738-96-9490-8-001-0322
Description: Lot no. 1 582 806 Quebec Cadastre, Registration division of Montreal Address of Immovable : 200 ch. Côte-St-Antoine, Westmount, Quebec Owner : David HAUERSTOCK Matricule No. : 9638-82-8944-7-000-0000	Description: Common lots nos. 1 580 052, 4 586 524 and 4 586 527 and exclusive lot no. 1 580 280 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1 Wood Avenue, # 114, Westmount, Quebec Owner : Mehrdad EFTEKHARI Matricule No. : 9738-96-9490-8-001-0458
Description: Lot no. 1 584 112 Quebec Cadastre, Registration division of Montreal Address of Immovable : 3605 The Boulevard, Westmount, Quebec Owner : Placements Forets Vertes Inc. Matricule No. : 9638-88-6851-3-000-0000	Description: Common lots nos. 1 580 052, 4 586 524 and 4 586 527 and exclusive lot no. 1 580 277 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1 Wood Avenue, # 120, Westmount, Quebec Owner : Mehrdad EFTEKHARI Matricule No. : 9738-96-9490-8-001-0464
Description: Lot no. 1 582 773 Quebec Cadastre, Registration division of Montreal Address of Immovable : 437-439 Strathcona Avenue, Westmount, Quebec Owner : Jeffrey FEIFER Matricule No. : 9638-91-6601-6-000-0000	Description: Common lots nos. 1 580 052, 4 586 524 and 4 586 527 and exclusive lot no. 1 580 278 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1 Wood Avenue, # 122, Westmount, Quebec Owner : Mehrdad EFTEKHARI Matricule No. : 9738-96-9490-8-001-0465
Description: Lot no. 1 584 005 Quebec Cadastre, Registration division of Montreal Address of Immovable : 85 Church Hill Avenue, Westmount, Quebec Owner : Viviane NEUMANN Matricule No. : 9638-94-4779-6-000-0000	Description: Common lots nos. 1 580 052, 4 586 524 and 4 586 527 and exclusive lot no. 1 580 279 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1 Wood Avenue, # 116, Westmount, Quebec Owner : Mehrdad EFTEKHARI Matricule No. : 9738-96-9490-8-001-0466
Description: Common lots nos. 1 579 466 and 1 579 468 and exclusive lot no. 1 579 470 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4825A Rue Sainte-Catherine Ouest, Westmount, Quebec Owner : Araxi MARKARIAN, Virgil GIROSAN, Michael-Julian GIROSAN Matricule No. : 9737-04-8581-1-001-0003	Description: Lot no. 2 626 097 Quebec Cadastre, Registration division of Montreal Address of Immovable : 3193 The Boulevard, Westmount, Quebec Owners : Chaza NOURI, Antoine SAATI Matricule No. : 9739-00-3597-6-000-0000
Description: Lot no. 1 582 084 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4817 Maisonneuve West Boulevard, Westmount, Quebec Owner : Thérèse NESCIOREK Matricule No. : 9737-06-0723-2-000-0000	Description: Lot no. 4 143 180 Quebec Cadastre, Registration division of Montreal Address of Immovable : 73 Clandeboye Avenue, Westmount, Quebec Owner : Robert TIBBO Matricule No. : 9838-25-4329-0-000-0000
Description: Lot no. 1 582 166 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4691 Maisonneuve West Boulevard, Westmount, Quebec Owner : Garderie Fun Academy Inc. Matricule No. : 9737-17-2575-1-000-9000	Description: Lot no. 4 143 196 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4030 Dorchester West Boulevard, Westmount, Quebec Owner : Anna CHROSTOWSKA Matricule No. : 9838-26-4205-0-000-0000
Description: Common lots nos. 4 144 504 and 4 144 507 and exclusive lots nos. 4 142 545, 4 144 644 and 4 144 645 Quebec Cadastre, Registration division of Montreal Address of Immovable : 4700 Sainte-Catherine West Street, # 603, Westmount, Quebec Owner : Thérèse NESCIOREK Matricule No. : 9737-25-5462-2-001-0057	Description: Lot no. 4 143 241 Quebec Cadastre, Registration division of Montreal Address of Immovable : 1-1A Weredale Park, Westmount, Quebec Owner : Le Jardin Stephens Inc. Matricule No. : 9838-36-0629-4-000-0000
Description: Lot no. 4 142 681 Quebec Cadastre, Registration division of Montreal Address of Immovable : 124-126 Irvine Avenue, Westmount, Quebec Owner : Carrie Elizabeth HABER Matricule No. : 9737-47-6366-8-000-0000	GIVEN in Westmount, on October 23, 2024. Me Paule Geoffroy Béliveau Assistant City Clerk, City of Westmount