

Our File: 204-212857

Your File:

Lawyer:

Telephone:

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Darren R. Bieganek, KC

780.441.4386

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780.428.9683

February 13, 2023

**Parties Listed on
Attached Service List**

Dear Sirs/Madams:

Re: Cobra Mortgage Services Ltd. v. Wolf Creek Golf Resort Ltd., Wolf Creek Village Ltd. and Ryan Vold - KB Action No. 2203 05923

Further to the above noted matter, we confirm our office acts on behalf of MNP Ltd. in its capacity as Court appointed Receiver of Wolf Creek Golf Resort Ltd.

In respect of the Receiver's application scheduled for February 23, 2023 for approval of the sale of the assets of Wolf Creek Golf Resort Ltd., please find enclosed the following:

- a) Application returnable February 23, 2023;
- b) Second Report of the Receiver;
- c) Proposed form of Sale Approval & Vesting Order;
- d) Proposed form of Temporary Sealing Order; and
- e) Webex details for the application.

For those who are not represented by counsel, we also enclose an Undertaking and Agreement of Non-Lawyer which, if you choose to appear, must be completed and either emailed to communicationsofficer.qb@albertacourts.ca or sent by facsimile to (403)297-8625. Please provide a copy to our office as well so that we are aware of the completion of the undertaking.

Duncan Craig LLP

February 13, 2023

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We trust you will find the foregoing and the enclosed to be in order.

Yours truly,

DUNCAN CRAIG LLP

Per:

A handwritten signature in blue ink, appearing to read "DRB", is placed over a light gray rectangular background.

DARREN R. BIEGANEK, KC

DRB/kjsb

Enclosure

COURT FILE NO. 2203 05923

COURT Court of King's Bench of Alberta

JUDICIAL CENTRE Edmonton

PLAINTIFF(S) COBRA MORTGAGE SERVICES LTD.

DEFENDANT(S) WOLF CREEK GOLF RESORT LTD., WOLF CREEK VILLAGE LTD. and RYAN VOLD



SERVICE LIST

| <u>Party</u> | <u>Counsel</u> | <u>Method of Service</u> |
|--|--|--|
| Cobra Mortgage Services Ltd. | Warren Sinclair LLP 600, 4911 – 51 Street Red Deer, AB T4N 6V4 Attention: Matthew R. Park | Mpark@warrensinclair.com |
| Ryan Vold, Wolf Creek Golf Resort Ltd. and Wolf Creek Village Ltd. | Unknown | ryan@wolfcreekgolf.com |
| MNP Ltd. | Duncan Craig LLP 2800, 10060 Jasper Avenue Edmonton, AB T5J 3V9 Attention: Darren R. Bieganeck, KC | dbieganeck@dcllp.com karen.aylward@mnp.ca |
| 1224512 Alberta Ltd. | Mosaico Law 8520 – 104 Street Edmonton, AB T6E 4G4 Attention: Daniel England Alexander Mosaico | daniel@mosaicolaw.ca ; alexander@mosaicolaw.ca |

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| NU Edge Construction Ltd. | Farnham West Stolee Kambeitz LLP 5016 – 52 Street Camrose, AB T4V 1V7 Attention: Eric H. Barstad | camlaw@telusplanet.net |
| Ponoka County | Brownlee LLP 2200, 10155 – 102 Street Edmonton, AB T5J 4G8 Attention: Greg Plester | gplester@brownleelaw.com |
| De Lange Landen Financial Services Canada Inc. | Unknown | abautonsp@teranet.ca |
| John Deere Financial Inc. | Unknown | absecparties@avssystems.ca |
| CWB National Leasing Inc. | Unknown | Recorded Mail to: CWB National Leasing Inc. 1525 Buffalo Place Winnipeg, MB R3T 1L0 |
| Canada Revenue Agency | Unknown | Recorded Mail to: Canada Revenue Agency Surrey National Verification and Collection Centre 9755 King George Blvd. Surrey, BC V3T 5E1 |
| Lacombe County | Unknown | Recorded Mail to: Lacombe County RR 3 Lacombe, AB T4L 2N3 |
| Caveat Holders: Sean & Trish McGuinness, Susan & Morley Hobby, D. Read, Terry Hofer, Roxann Stromquist & Rick Bennett | Kirwin LLP 100, 12420 – 104 Avenue Edmonton, AB T5N 3Z9 Attention: Mark M. Kirwin | mkirwin@kirwinllp.com |
| GolfNorth Properties Inc. | | jpm@giffenlawyers.com sevans@golfnorth.ca jperichak@golfnorth.ca cjones@mcleod-law.com dleboeuf@mcleod-law.com |

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| <p>RV Leaseholders:</p> <ul style="list-style-type: none"> • Gurpreet Singh Ark • Susan Anderson & Stewart Archibald • Gordon Bos & Deborah Fletcher • Dave & Lana Braun • Ricardo Caeiro • Jerome & Diane Campbell • Chris & Dawna Care • Sean & Helen Carlson • Lawrence Dehod • Henry Friesen • Brian Gordash • Mary Griffen & Dougie Guey • Melvin Gulberg • Doug & Jodie Hasset • Doug & Danielle Hay • Pamela & Todd Hayward • Donna Hofer • Matt & Vanessa Johnston • Rob & Stephanie Jurina • Tom Koep • William & Linda Kordyba • Darin Kuchka • Carris & Jamey Leece • Stella & Edward MacFarlane • Josh McCullough & Megan Mullins • Terry & Deni McCullough • Doug & Deb McGonigal • Ian & Jessica McKee • Ryan & Marcie Meaver • Linda Murray • Kris & Marilyn Norman • Claude Paquette • Tim & Ashley Penner • Rory Pierce & Jennifer Bernard • Bobby Pinta • Cheryl Roeric • Scott Rosenke • Bill & Diane Stewart • Mike Stewart | | <p> gurpreetark@gmail.com susananderson@live.ca sharibeier@xplornet.ca butchbos53@gmail.com djbraun59@gmail.com ricardocaei@gmail.com jdcamp5@telus.net ccare4870@gmail.com scarlson65@shaw.ca lawrencedehod@hotmail.com lawrence@doublestardrilling.ca frie123@live.com gordasbrian416@gmail.com marygriffin1128@gmail.com gougie.duey@gmail.com mel.gullberg@hotmail.com buckly@shaw.ca doug.hay@live.com pthayward411@gmail.com susan_hobby@yahoo.ca donnahofer@hotmail.com mattandvanessa2010@gmail.com rjurina@shaw.ca sjurina75@gmail.com tjkoop@yahoo.com wkordyback@gmail.com dkuchka@yahoo.ca cserben@yahoo.com smacfarl@shaw.ca megan.mullins92@gmail.com dhumbke@yahoo.ca dlmcg1056@gmail.com jl9@ualberta.ca iamckee@hotmail.com jessica.mckee@ualberta.ca ryan.meaver@outlook.com lindamurray@telus.net kmnorman824@gmail.com packitshd@gmail.com ta_249@live.ca renoguy@shaw.ca bobbypintca@yahoo.com cherylroeric@gmail.com scott@wolfcreekgolf.com wanddstewart@gmail.com mike@wolfcreekgolf.com casey_89@hotmail.com brad.taylor@ndgraphics.com tammylthompson@mac.com dtrumble@filtershop.com </p> |
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| <ul style="list-style-type: none"> • Casey & Brittany Struck • Brad Taylor • Tammy Thompson • Dennis Trumble • Syd Tymko • Ryan Vold • Robert & Deanna Walker • Wendy Williams • Allan Young & Jessica Rooney | | <p> ryan@wolfcreekgolf.com bobanddeanna79@gmail.com ellievold@hotmail.com jessicamccullough316@hotmail.com </p> <p>403-304-6907 (listed for Syd Tymko)</p> |
| <p>Morningside Ranches Ltd.</p> | | <p>morningsideranches@gmail.com</p> |