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February 24, 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, and in respect of the Receiver's application heard on February 23, 2023, please find enclosed the following:

- a) Filed Temporary Sealing Order, Order Approving Activities and Authorizing Interim Distribution;
and
- b) Filed Approval and Vesting Order.

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

Yours truly,

DUNCAN CRAIG LLP

Per:



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

NU Edge Construction Ltd.	Farnham West Stolee Kambeitz LLP 5016 – 52 Street Camrose, AB T4V 1V7 Attention: Eric H. Barstae	camlaw@telusplanet.net
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De Lange Landen Financial Services Canada Inc.	Unknown	abautonsp@teranet.ca
John Deere Financial Inc.	McDougall Gauley LLP 1500-1881 Scarth Street Regina, SK S4P 4K9 Attention: Murray Sawatzky, K.C	msawatzky@mcdougallgauley.com nkrupski@mcdougallgauley.com
CWB National Leasing Inc.	Unknown	Recorded Mail to: CWB National Leasing Inc. 1525 Buffalo Place Winnipeg, MB R3T 1L0
Canada Revenue Agency	Department of Justice Canada 300, 10423 – 101 Street Edmonton, AB T5H 0E7 Attention: George Body	George.body@justice.gc.ca
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 iperichak@golfnorth.ca cjones@mcleod-law.com dleboeuf@mcleod-law.com
RV Leaseholders: <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 Humbke • Doug & Deb McGonigal • Ian & Jessica McKee • Ryan & Marcie Meaver • Linda Murray • Kris & Marilyn Norman • Claude Paquette • Tim & Ashley Penner • Rory Pierce & Jennifer Bernard • Cheryl Roeric 		gurpreetark@gmail.com susananderson@live.ca sharibeier@xplornet.ca butchbos53@gmail.com djbraun59@gmail.com ricardocaeiro@gmail.com jdcamp5@telus.net ccare4870@gmail.com scarlson65@shaw.ca lawrencedehod@hotmail.com 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 tjkoep@yahoo.com wkordyback@gmail.com dkuchka@yahoo.ca cserben@yahoo.com smacfarl@shaw.ca megan.mullins92@gmail.com humbket@gmail.com mailto:dhumbke@yahoo.ca dilmcg1056@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 renoquy@shaw.ca cherylroeric@gmail.com scott@wolfcreekgolf.com wanddstewart@gmail.com mike@wolfcreekgolf.com

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