

# MLT AIKINS

WESTERN CANADA'S LAW FIRM

MLT Aikins LLP  
2200 - 10235 -101st Street  
Edmonton, AB T5J 3G1  
T: (780) 969-3500  
F: (780) 969-3549

**Carly J. Toronchuk**

Direct Line: (780) 969-5096  
E-mail: [ctoronchuk@mltaikins.com](mailto:ctoronchuk@mltaikins.com)

**Crystal L. Topilko**

Direct Line: (780) 969-5092  
E-mail: [ctopilko@mltaikins.com](mailto:ctopilko@mltaikins.com)

September 7, 2023

**VIA EMAIL, FAX & REGISTERED MAIL**

TO ALL PARTIES ON THE SERVICE LIST ATTACHED AS SCHEDULE "A"

Dear Sir/Madam:

**Re: Cobra Mortgage Services Ltd. v. Wolf Creek Golf Resort Ltd., et al.**  
**KB Action No.: 2203-05923**  
**Our File: 163759-1**

We are legal counsel for 1224512 Alberta Ltd. with regard to the above noted matter.

Further to Receiver's Application scheduled for September 13, 2023 at 2:00 pm, please find attached for service upon you, the Affidavit of Rod Schmidt sworn August 31, 2023. We have submitted the Affidavit for filing and will provide a filed copy upon receipt of same.

We trust the foregoing to be in order.

Yours truly,

**MLT AIKINS LLP**

Per:

  
Carly J. Toronchuk

CJT:clt

Enclosed

**SCHEDULE "A"**

**Service List**

**Cobra Mortgage Services Ltd. v. Wolf Creek Golf Resort Ltd., Wolf Creek Village Ltd.  
and Ryan Vold**

**Court Action No. 2203-05923**

**SERVICE LIST**

**(as at September 7, 2023)**

<b>PARTY</b>	<b>COUNSEL</b>
<b>Ryan Vold, Wolf Creek Golf Resort Ltd. and Wolf Creek Village Ltd.</b>  <b>Attention:</b> Ryan Vold <a href="mailto:ryan@wolfcreekgolf.com">ryan@wolfcreekgolf.com</a>	
<b>MNP Ltd.</b>  <b>Attention:</b> Karen Aylward <a href="mailto:karen.aylward@mnp.ca">karen.aylward@mnp.ca</a>	<i>Duncan Craig LLP</i> 2800, 10060 Jasper Avenue Edmonton, AB T5J 3V9  <b>Attention:</b> Darren R. Bieganek, KC <a href="mailto:dbieganek@dcllp.com">dbieganek@dcllp.com</a>
<b>1224512 Alberta Ltd.</b>	<i>MLT Aikins</i> 2200, 10235 101 Street Edmonton, AB T5J 3G1  <b>Attention:</b> Dana Nowak <a href="mailto:dnowak@mltaikins.com">dnowak@mltaikins.com</a>
<b>NU Edge Construction Ltd.</b>	<i>Farnham West Stolee Kambeitz LLP</i> 5016 – 52 Street Camrose, AB T4V 1V7  <b>Attention:</b> Eric H. Barstad <a href="mailto:camlaw@telusplanet.net">camlaw@telusplanet.net</a>

<p><b>Canada Revenue Agency</b>  Department of  Justice Canada  300, 10423 – 101 Street  Edmonton, AB T5H 0E7</p> <p><b>Attention:</b> George Body  <a href="mailto:George.body@justice.gc.ca">George.body@justice.gc.ca</a></p>	
<p><b>Caveat Holders: Sean &amp; Trish McGuiness,  Susan &amp; Morley Hobby, D. Read, Terry Hofer,  Roxann Stromquist &amp; Rick Bennett</b></p>	<p><i>Kirwin LLP</i>  100, 12420 – 104 Avenue  Edmonton, AB T5N 3Z9</p> <p><b>Attention:</b> Mark M. Kirwin  <a href="mailto:mkirwin@kirwinllp.com">mkirwin@kirwinllp.com</a></p>
<p><b>RV Leaseholder:</b></p> <p>Syd Tymko  Box 1026  Blackfalds, AB T0M 0J0</p>	
<p><b>Morningside Ranches Ltd.</b></p> <p><b>Email:</b> <a href="mailto:morningsideranches@gmail.com">morningsideranches@gmail.com</a></p>	
<p><b>Urban Systems</b>  200, 10345 – 105 Street  Edmonton, AB T5J 1E8</p>	
<p><b>Blue-Chip Wealth Strategies Inc.</b>  49 Ahlstrom Close  Red Deer, AB T4R 2T6</p> <p><b>Email:</b> <a href="mailto:ray@bluechipwealth.ca">ray@bluechipwealth.ca</a></p>	
<p><b>New-Tech Turf Products Ltd.</b>  PO Box 41172  Edmonton, AB T6J 6M7</p>	

<p><b>GPS Industries c/o Wagner, Falconer &amp; Judd</b>  Suite 800  100 South Fifth Street  Minneapolis 55402  <b>Fax:</b> (612) 392-3999</p>	
<p><b>Phase 3 Electric Ponoka Ltd.</b>  Ponoka, AB T4J 1R7  <b>Email:</b> <a href="mailto:darel@phase3electric.com">darel@phase3electric.com</a></p>	
<p><b>RV Leaseholders:</b></p> <ul style="list-style-type: none"> <li>• <b>Gurpreet Singh Ark</b></li> <li>• <b>Susan Anderson &amp; Stewart Archibald</b></li> <li>• <b>Gordon Bos &amp; Deborah Fletcher</b></li> <li>• <b>Dave &amp; Lana Braun</b></li> <li>• <b>Ricardo Caeiro</b></li> <li>• <b>Jerome &amp; Diane Campbell</b></li> <li>• <b>Chris &amp; Dawna Care</b></li> <li>• <b>Sean &amp; Helen Carlson</b></li> <li>• <b>Lawrence Dehod</b></li> <li>• <b>Henry Friesen</b></li> <li>• <b>Brian Gordash</b></li> <li>• <b>Mary Griffen &amp; Dougie Guey</b></li> <li>• <b>Melvin Gulberg</b></li> <li>• <b>Doug &amp; Jodie Hasset</b></li> <li>• <b>Doug &amp; Danielle Hay</b></li> <li>• <b>Pamela &amp; Todd Hayward</b></li> <li>• <b>Donna Hofer</b></li> <li>• <b>Matt &amp; Vanessa Johnston</b></li> <li>• <b>Rob &amp; Stephanie Jurina</b></li> <li>• <b>Tom Koep</b></li> <li>• <b>William &amp; Linda Kordyback</b></li> <li>• <b>Darin Kuchka</b></li> <li>• <b>Carris &amp; Jamey Leece</b></li> <li>• <b>Stella &amp; Edward MacFarlane</b></li> <li>• <b>Josh McCullough &amp; Megan Mullins</b></li> <li>• <b>Terry &amp; Deni Humbke</b></li> <li>• <b>Doug &amp; Deb McGonigal</b></li> <li>• <b>Ian &amp; Jessica McKee</b></li> <li>• <b>Ryan &amp; Marcie Meaver</b></li> </ul>	<p><a href="mailto:gurpreetark@gmail.com">gurpreetark@gmail.com</a>  <a href="mailto:susananderson@live.ca">susananderson@live.ca</a>  <a href="mailto:sharibeier@xplornet.ca">sharibeier@xplornet.ca</a>  <a href="mailto:butchbos53@gmail.com">butchbos53@gmail.com</a>  <a href="mailto:djbraun59@gmail.com">djbraun59@gmail.com</a>  <a href="mailto:ricardocaei@gmail.com">ricardocaei@gmail.com</a>  <a href="mailto:jdcamp5@telus.net">jdcamp5@telus.net</a>  <a href="mailto:ccare4870@gmail.com">ccare4870@gmail.com</a>  <a href="mailto:scarlson65@shaw.ca">scarlson65@shaw.ca</a>  <a href="mailto:awrencedehod@hotmail.com">awrencedehod@hotmail.com</a>  <a href="mailto:frie123@live.com">frie123@live.com</a>  <a href="mailto:gordasbrian416@gmail.com">gordasbrian416@gmail.com</a>  <a href="mailto:marygriffin1128@gmail.com">marygriffin1128@gmail.com</a>  <a href="mailto:gougie.duey@gmail.com">gougie.duey@gmail.com</a>  <a href="mailto:mel.gullberg@hotmail.com">mel.gullberg@hotmail.com</a>  <a href="mailto:buckly@shaw.ca">buckly@shaw.ca</a>  <a href="mailto:doug.hay@live.com">doug.hay@live.com</a>  <a href="mailto:pthayward411@gmail.com">pthayward411@gmail.com</a>  <a href="mailto:susan_hobby@yahoo.ca">susan_hobby@yahoo.ca</a>  <a href="mailto:donnahofer@hotmail.com">donnahofer@hotmail.com</a>  <a href="mailto:mattandvanessa2010@gmail.com">mattandvanessa2010@gmail.com</a>  <a href="mailto:rjurina@shaw.ca">rjurina@shaw.ca</a>  <a href="mailto:sjurina75@gmail.com">sjurina75@gmail.com</a>  <a href="mailto:tjkoep@yahoo.com">tjkoep@yahoo.com</a>  <a href="mailto:wkordyback@gmail.com">wkordyback@gmail.com</a>  <a href="mailto:dkuchka@yahoo.ca">dkuchka@yahoo.ca</a>  <a href="mailto:cserben@yahoo.com">cserben@yahoo.com</a>  <a href="mailto:smacfarl@shaw.ca">smacfarl@shaw.ca</a>  <a href="mailto:megan.mullins92@gmail.com">megan.mullins92@gmail.com</a>  <a href="mailto:humbket@gmail.com">humbket@gmail.com</a>  <a href="mailto:dlmcg1056@gmail.com">dlmcg1056@gmail.com</a></p>

- **Linda Murray**
- **Kris & Marilyn Norman**
- **Claude Paquette**
- **Tim & Ashley Penner**
- **Rory Pierce & Jennifer Bernard**
- **Cheryl Roeric**
- **Scott Rosenke**
- **Bill & Diane Stewart**
- **Mike Stewart**
- **Casey & Brittany Struck**
- **Brad Taylor**
- **Tammy Thompson**
- **Dennis Trumble**
- **Ryan Vold**
- **Robert & Deanna Walker**
- **Wendy Williams**
- **Allan Young & Jessica Rooney**
- **Sean & Trish McGuinness**

[jl9@ualberta.ca](mailto:jl9@ualberta.ca)  
[iamckee@hotmail.com](mailto:iamckee@hotmail.com)  
[jessica.mckee@ualberta.ca](mailto:jessica.mckee@ualberta.ca)  
[ryan.meaver@outlook.com](mailto:ryan.meaver@outlook.com)  
[lindamurray@telus.net](mailto:lindamurray@telus.net)  
[kmnorman824@gmail.com](mailto:kmnorman824@gmail.com)  
[packitshd@gmail.com](mailto:packitshd@gmail.com)  
[ta\\_249@live.ca](mailto:ta_249@live.ca)  
[renoguy@shaw.ca](mailto:renoguy@shaw.ca)  
[cherylroeric@gmail.com](mailto:cherylroeric@gmail.com)  
[scott@wolfcreekgolf.com](mailto:scott@wolfcreekgolf.com)  
[wanddstewart@gmail.com](mailto:wanddstewart@gmail.com)  
[mike@wolfcreekgolf.com](mailto:mike@wolfcreekgolf.com)  
[casey\\_89@hotmail.com](mailto:casey_89@hotmail.com)  
[brad.taylor@ndgraphics.com](mailto:brad.taylor@ndgraphics.com)  
[tammylthompson@mac.com](mailto:tammylthompson@mac.com)  
[dtrumblem@filtershop.com](mailto:dtrumblem@filtershop.com)  
[dtrumblem@me.com](mailto:dtrumblem@me.com)  
[ryan@wolfcreekgolf.com](mailto:ryan@wolfcreekgolf.com)  
[bobanddeanna79@gmail.com](mailto:bobanddeanna79@gmail.com)  
[ellievold@hotmail.com](mailto:ellievold@hotmail.com)  
[jessicamccullough316@hotmail.com](mailto:jessicamccullough316@hotmail.com)  
[mcguinness@telus.net](mailto:mcguinness@telus.net)  
[sean.mcguinness@starcatholic.ab.ca](mailto:sean.mcguinness@starcatholic.ab.ca)