

Our File: 204-212857

Your File:

Lawyer:
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September 5, 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 scheduled for September 13, 2023, please find enclosed the following:

- a) Application by the Receiver;
- b) Claims Process Order;
- c) Order for a Declaration of Validity of Mortgage of 1224512 Alberta Ltd.;
- d) Third Report of the Receiver; and
- e) The Webex Confirmation details.

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/mmm

Enclosure

COURT FILE NO. 2203 05923

COURT Court of King's Bench of Alberta

JUDICIAL CENTRE Edmonton

PLAINTIFF COBRA MORTGAGE SERVICES LTD.

DEFENDANTS WOLF CREEK GOLF RESORT LTD., WOLF CREEK VILLAGE LTD. and
RYAN VOLD

Clerk's Stamp

UPDATED SERVICE LIST

<u>Party</u>	<u>Counsel</u>	<u>Method of Service</u>
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.	MLT Aikins 2200, 10235 101 Street Edmonton, AB T5J 3G1 Attention: Dana Nowak	dnowak@mltaikins.com

<p>NU Edge Construction Ltd.</p>	<p>Farnham West Stolee Kambeitz LLP 5016 – 52 Street Camrose, AB T4V 1V7</p> <p>Attention: Eric H. Barstad</p>	<p>camlaw@telusplanet.net</p>
<p>Canada Revenue Agency</p>	<p>Department of Justice Canada 300, 10423 – 101 Street Edmonton, AB T5H 0E7</p> <p>Attention: George Body</p>	<p>George.body@justice.gc.ca</p>
<p>Caveat Holders: Sean & Trish McGuinness, Susan & Morley Hobby, D. Read, Terry Hofer, Roxann Stromquist & Rick Bennett</p>	<p>Kirwin LLP 100, 12420 – 104 Avenue Edmonton, AB T5N 3Z9</p> <p>Attention: Mark M. Kirwin</p>	<p>mkirwin@kirwinllp.com</p>
<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 & Doug Guey • Melvin Gulberg • Doug & Jodie Hasset • Doug & Danielle Hay • Pamela & Todd Hayward • Donna Hofer • Matt & Vanessa Johnston • Rob & Stephanie Jurina • Tom Koep • William & Linda Kordyback • Darin Kuchka • Carris & Jamey Leece 		<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 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</p>

<ul style="list-style-type: none"> • 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 • 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 		dlmcg1056@gmail.com jlb9@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 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 dtrumble@me.com ryan@wolfcreekgolf.com bobanddeanna79@gmail.com ellievold@hotmail.com jessicamccullough316@hotmail.com mcguinness@telus.net sean.mcguinness@starcatholic.ab.ca
RV Leaseholder: Syd Tymko		Recorded Mail: Syd Tymko Box 1026 Blackfalds, AB T0M 0J0
Morningside Ranches Ltd.		morningsideranches@gmail.com
Urban Systems	200, 10345 – 105 Street Edmonton, AB T5J 1E8	
Blue-Chip Wealth Strategies Inc.	49 Ahlstrom Close Red Deer, AB T4R 2T6	ray@bluechipwealth.ca
New-Tech Turf Products Ltd.	PO Box 41172 Edmonton, AB T6J 6M7	
GPS Industries c/o Wagner, Falconer & Judd	Suite 800 100 South Fifth Street Minneapolis 55402	Facsimile (612) 392-3999

Phase 3 Electric Ponoka Ltd.	Ponoka, AB T4J 1R7	darel@phase3electric.com
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