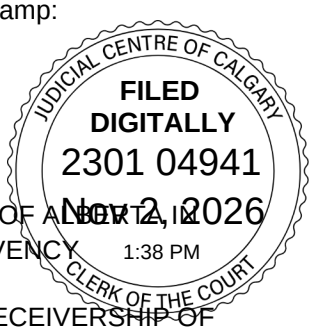
Form 27
[Rules 6.3 and 10.52(1)]

Clerk's stamp:



COURT FILE NUMBER	2301-04941
COURT	COURT OF KING'S BENCH OF ALBERTA, IN BANKRUPTCY AND INSOLVENCY IN THE MATTER OF THE RECEIVERSHIP OF 1975847 ALBERTA LTD.
JUDICIAL CENTRE	CALGARY
PLAINTIFF	BANK OF MONTREAL
DEFENDANTS	WESTMOUNT PROJECTS INC., 2218923 ALBERTA LTD., 1975847 ALBERTA LTD., ANDERSON & ASSOCIATES FINANCIAL CORP., IRONCLAD PROJECTS LTD., GORDAN D. ANDERSON, AND DENI MARIO DANIEL ECHINO
DOCUMENT	**APPLICATION BY DELOITTE RESTRUCTURING INC., COURT-APPOINTED RECEIVER AND MANAGER OF 1975847 ALBERTA LTD.**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Dentons Canada LLP Bankers Court 15th Floor, 850 - 2nd Street S.W. Calgary, Alberta T2P 0R8 Attn: John Regush Ph. (403) 268-7086 Fx. (403) 268-3100 File No.: 569588-14

NOTICE TO RESPONDENTS: Service List attached as Schedule "A"

This application is made against you. You are a respondent.

You have the right to state your side of this matter before the master/judge.

To do so, you must be in Court when the application is heard as shown below:

Date	November 13, 2026
Time	3:00 p.m.

Where	Calgary Courts Centre **VIA WEB-EX:** **https://albertacourts.webex.com/meet/virtual.courtroom60**
Before Whom	The Honourable Justice Mah

Go to the end of this document to see what else you can do and when you must do it.

Remedy claimed or sought:

1. Deloitte Restructuring Inc. ("**Deloitte**"), Court-appointed receiver and manager ("**Receiver**") of the assets, properties, and undertakings of 1975847 Alberta Ltd. ("**197**" or the "**Debtor**") as more particularly described in the Receivership Order – 1975847 Alberta Ltd. pronounced on May 15, 2023 and filed May 24, 2023 in the within proceedings (the "**Receivership Order**"), seeks an Order:

    (a) substantially in the form attached as Schedule "B" hereto (the "**Auction Sale Process Order**"):

        (i) abridging the time for service of this application and deeming service good and sufficient;

        (ii) approving and ratifying the actions, conduct, and activities of the Receiver, as set out in the Third Report; and

        (iii) approving the professional fees and disbursements of the Receiver, and those of its legal counsel, Dentons Canada LLP ("**Dentons**"), as set out in the Third Report;

        (iv) notwithstanding the Sale Process Order (as defined herein), approving and authorizing the Receiver to conduct an auction of the real property of 197 over which the Receiver is appointed, including the Mortgaged Lands (the "**197 Property**"), substantially in accordance with the proposal of LFC Group of Companies (the "**Auctioneer**") attached as Appendix "C" (the "**Auction Sale Process**") to the Third Report of the Receiver of 1975847 Alberta Ltd., dated November 2, 2026 (the "**Third Report**");

        (v) approving and authorizing the Receiver's engagement of the Auctioneer to market and sell the 197 Property through the Auction Sale Process;

        (vi) approving and authorizing the Receiver to set a reserve price for the 197 Property in the Auction Sale Process; and

        (vii) authorizing and directing the Receiver to take such steps and execute all such deeds, documents, and instruments as may be reasonably necessary to implement, conduct and carry out the Auction Sale Process;

    (b) granting such further and other relief, advice, and directions as counsel may advise and this Honourable Court deems just and appropriate.

Grounds for making this application:

Receivership Proceedings

2. On April 27, 2023, Deloitte was appointed by an Order (the "**Interim Receiver of Rents Order**") of the Court of King's Bench of Alberta (the "**Court**") as the Interim Receiver of Rents (the "**Rent Receiver**"), without security, to collect rents for five (5) specific properties (the "**Properties**") owned by Westmount Projects Inc. ("**Westmount**"), 2218923 Alberta Ltd. ("**221**") and 197.

3. The Interim Receiver of Rents Order was granted as a result of an application by Bank of Montreal ("**BMO**"), which had registered security interests in respect of the Properties. The relief sought in the application, except for the relief granted in respect of the Interim Receiver of Rents Order, was adjourned and the adjourned portions of the application were heard on May 10, 2023 and May 15, 2023.

4. On May 15, 2023, Deloitte was appointed by Orders of the Court (collectively, the "**Receivership Orders**") as receiver and manager of, among other things, all of the assets, properties, and undertakings of 221 and 197.

5. 197 owns a commercial property located at the municipal address 1496 Brier Park Crescent, NW, Medicine Hat, Alberta and legally described as follows:

   PLAN 0113682
   BLOCK 2
   LOT 5
   EXCEPTING THEREOUT ALL MINES AND MINERALS
   (the "**Mortgaged Lands**").

6. On August 4, 2023, the Court granted an Order (the "**Sale Process Order**") approving a sale process in respect of the 197 Property (the "**Sale Process**"), to be conducted with the assistance of Avison Young Commercial Real Estate Services, LP ("**Avison Young**").

Results of the Sale Process

7. Under the Sale Process Order, the Receiver undertook the Sale Process with the assistance of and in consultation with Avison Young.

8. The marketing efforts undertaken during the Sale Process included the following:

   (a) marketing brochures were developed to invite potential purchasers to participate in the Sale Process;

   (b) commencing August 16, 2023, Avison Young listed the 197 Property on its commercial website, posted the listing on its LinkedIn accounts, and provided marketing materials to potentially interested parties using its client distribution lists;

   (c) the Receiver published notice of the Sale Process in the Calgary Herald on August 11, 2023 and in The Globe and Mail (National Edition) on August 15, 2023;

   (d) copies of the Sale Process documents were posted on the Receiver's website;

(e) a secure virtual data room was made available to Qualified Bidders (as defined in the Sale Process) who executed confidentiality agreements; and

(f) approximately 10 to 12 potentially interested parties were contacted directly, with 5 parties executing confidentiality agreements and being provided access to the virtual data room, and 4 parties touring the 197 Property.

9. Despite these marketing efforts, no offers were received by the bid deadline of October 13, 2023. The Receiver, in consultation with Avison Young, subsequently amended the Sale Process to a simplified commercial real estate listing (the "**Amended Sale Process**") at a lower listing price.

10. Under the Amended Sale Process, Avison Young listed the 197 Property on the Multiple Listing Service platform, generating 40 automatic emails to potential investors, 58 client views, and 1,485 agent views, and also listed the 197 Property on its commercial website, on the international Business for Sale service, and on its in-house marketing database, and sent brochures to potentially interested parties.

11. Although industrial property inventory in Medicine Hat, Alberta is currently limited, demand is concentrated primarily on shop and warehouse properties of approximately 6,000 square feet or less, with larger properties generally requiring longer marketing periods. In addition, the 197 Property requires significant repairs and capital investment, and its substantial size and current condition have presented additional challenges in connection with its sale.

12. The 197 Property has been listed for approximately 3 years, during which time its listing price has been reduced 10 times to the current list price of approximately $5.0 million. Notwithstanding the extensive efforts taken under the Sale Process, the Amended Sale Process and continued marketing efforts, no viable offers have been received on the 197 Property at this time.

Auction Sale Process

13. As more fully set out in the Third Report, in light of the length of the marketing period and the results of the marketing efforts to date, the Receiver determined, in consultation with Avison Young and BMO as 197's primary secured creditor, that it was appropriate to consider an alternative method of marketing the 197 Property.

14. The Receiver consulted with the Auctioneer with respect to conducting an auction of the 197 Property. The Auctioneer is comprised of advertising, technology and real estate brokerage companies with international reach and has experience marketing commercial properties.

15. The Auctioneer has proposed an online auction process, and the key terms and proposed timeline of the Auction Sale Process are as follows:

(a) subject to Court approval, the Auctioneer will develop and launch an extended marketing campaign for the 197 Property, including onsite signage, photography, internet advertising, listings on various property listing websites, local and regional marketing, and property and auction-specific information on the Auctioneer's website;

(b) the campaign is proposed to commence on November 30, 2026, with an initial bidding deadline of February 4, 2027;

(c) interested parties will have an opportunity to conduct due diligence and submit bids through the Auctioneer's online platform;

(d) the Auction Sale Process will utilize the Auctioneer's bidding format, which permits bids to include contingencies;

(e) the 197 Property will be offered subject to a reserve price to be established by the Receiver, in consultation with the Auctioneer and Avison Young, and the Receiver will have no obligation to accept a bid below the established reserve price;

(f) the Auctioneer will be entitled to a transaction fee equal to 5% of the sale price, payable by the successful purchaser and earned and payable only upon closing; and

(g) notwithstanding the identification of a winning bidder through the Auction Sale Process, any winning bid and the transaction contemplated will be subject to further approval of the Court.

16. The Receiver is of the view that the Auction Sale Process is a reasonable next step in the marketing and sale of the 197 Property for the following reasons:

(a) despite the comprehensive marketing efforts under the Sale Process and the Amended Sale Process, the 197 Property has remained exposed to the market for approximately 3 years without a viable offer being received;

(b) the Auction Sale Process provides an alternative means of marketing the 197 Property through a defined and competitive bidding process;

(c) the Auction Sale Process establishes a defined bidding deadline and is intended to encourage prospective purchasers to submit bids within a specified timeframe;

(d) any winning bid resulting from the Auction Sale Process, and the transaction contemplated thereby, will be subject to further approval of this Court; and

(e) the Receiver is advised that BMO supports the Auction Sale Process.

17. The Receiver submits that the Auction Sale Process is a commercially reasonable means of continuing to market the 197 Property for the realization of the estate, and respectfully requests that notwithstanding the Sale Process Order, the Receiver be permitted to conduct the Auction Sale Process, provided that any winning bid and transaction arising therefrom shall be subject to further approval of the Court.

Approval of Receiver's Activities, Fees and Disbursements

18. The activities of the Receiver since the Second Report of the Receiver of 197, dated July 10, 2023, and the Supplement to the Second Report of the Receiver of 197, dated July 31, 2023 are detailed in the Third Report.

19. The Receiver seeks ratification and approval of its actions, conduct and activities, as detailed in the Third Report.

20. Additionally, the Receiver seeks ratification and approval of the Receiver's professional fees and disbursements, and those of its counsel, Dentons, as set out in the Third Report.

21. The Receiver incurred professional fees and disbursements for the period of May 15, 2023 to October 27, 2026 in the approximate amount of $116,000, excluding GST. The Receiver's counsel, Dentons, has incurred fees and disbursements in the approximate amount of $39,900, excluding GST, for the period of April 25, 2023 to January 20, 2026.

22. The Receiver submits that its fees and disbursements, and the fees and disbursements of its counsel, Dentons, are fair and reasonable and justified in the circumstances. The Receiver recommends approval of its accounts and the accounts of Dentons by this Court.

23. Such further and other grounds as counsel may advise and this Honourable Court may permit.

Material or evidence to be relied on:

24. Third Report of the Receiver of 1975847 Alberta Ltd. dated November 2, 2026, to be filed.

25. The pleadings and proceedings in the within action.

26. Such further and other material and evidence as counsel may advise and this Honourable Court may permit.

Applicable Rules:

27. *Alberta Rules of Court*, Alta Reg 124/2010, including but not limited to rules 1.2-1.5, 6.3(1), 6.9(1)(b), 6.10, 6.47 (d), (e), and (f), Division 4 of Part 6 and Part 11.

28. Such further and other Rules as counsel may advise and this Honourable Court may permit.

Applicable Acts and regulations:

29. *Bankruptcy and Insolvency Act*, RSC 1985 c B-3.

30. *Bankruptcy and Insolvency General Rules*, CRC c 368.

31. *Judicature Act*, RSA 2000 c J-2.

32. Such further and other Acts and regulations as counsel may advise and this Honourable Court may permit.

Any irregularity complained of or objection relied on:

33. None.

How the application is proposed to be heard or considered:

34. Via Web-Ex, before the Honourable Justice Mah.

WARNING

If you do not come to Court either in person or by your lawyer, the Court may give the applicant(s) what they want in your absence. You will be bound by any order that the Court makes. If you want to take part in this application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to give evidence in response to the application, you must reply by filing an affidavit or other evidence with the Court and serving a copy of that affidavit or other evidence on the applicant(s) a reasonable time before the application is to be heard or considered.

Schedule “A” to the Application

In the Matter of the Receivership of 1975874 Alberta Ltd.

Court of King’s Bench of Alberta Action No. 2301-04941

Service List

Party	Role	Method of Delivery
Deloitte Restructuring Inc. Attn: Cassie Poon / Naomi McGregor	Receiver	Email: caspoon@deloitte.ca and naomcgregor@deloitte.ca
Dentons Canada LLP Attn: John Regush / Emma Aspinall	Counsel for Deloitte Restructuring Inc.	Email: john.regush@dentons.com and emma.aspinall@dentons.com
Bank of Montreal Attn: Trevor Bauer	Creditor	Email: Trevor.Bauer@bmo.com
MLT Aikins LLP Attn: Ryan Zahara	Counsel for Bank of Montreal	Email: rzahara@mltaikins.com
Department of Justice Canada Prairie Regional Office – Edmonton Attn: Kasydi Mack	Counsel for Canada Revenue Agency	Email: Kasydi.Mack@justice.gc.ca
Westmount Projects Inc.	Defendant	Email: calgaryprojects@yahoo.com
2218923 Alberta Ltd. Attn: Kate Steele	Defendant	Email: kate@yyclegal.com
1975847 Alberta Ltd. Attn: Kate Steele	Defendant	Email: kate@yyclegal.com
Llewellyn Law Attn: Clive Llewellyn	Counsel to Westmount Projects Inc., 2218923 Alberta Ltd., and 1975847 Alberta Ltd.	Email: cllewellyn@llewellynlaw.net
Anderson Morin LLP Attn: Norman Anderson	Counsel to Westmount Projects Inc.	Email: nanderson@andersonmorin.com

Abdul Sattar	Interested Party	Courier: 511, 888 – 4th Ave SW Calgary, AB T2P 0V2
Deni Mario Daniel Echino	Defendant	Email: dan@calroc.ca
PSM Lawyers Attn: Jeffrey Kerr	Counsel to Deni Mario Daniel Echino	Email: jeff@psmlaw.ca
Hudson & Company Insolvency Trustees Inc. Attn: Steven Cooke	Bankruptcy Trustee of Gordan D. Anderson	Email: Scooke@hudsoninc.ca
Miller Thomson LLP Attn: James Reid / Dakota Bailey	Counsel for Hudson & Company Insolvency Trustees Inc.	Email: jwreid@millerthomson.com and dbailey@millerthomson.com
Anderson & Associates Financial Corp.	Defendant	Email: corporate.llewellyn@gmail.com
Ironclad Projects Ltd.	Defendant	Email: KATE@YYCLEGAL.COM
The City of Medicine Hat	City	Email: collections@medicinehat.ca
Email list: caspoon@deloitte.ca; naomcgregor@deloitte.ca; john.regush@dentons.com; emma.aspinall@dentons.com; Trevor.Bauer@bmo.com; rzahara@mltaikins.com; Kasydi.Mack@justice.gc.ca; calgaryprojects@yahoo.com; kate@yyclegal.com; cllewellyn@llewellynlaw.net; nanderson@andersonmorin.com; dan@calroc.ca; jeff@psmlaw.ca; Scooke@hudsoninc.ca; jwreid@millerthomson.com; dbailey@millerthomson.com; corporate.llewellyn@gmail.com; collections@medicinehat.ca		
Courier List: Abdul Sattar 511, 888 – 4th Ave SW Calgary, AB T2P 0V2		

Schedule “B” to the Application

COURT FILE NUMBER	2301-04941
COURT	COURT OF KING’S BENCH OF ALBERTA IN BANKRUPTCY AND INSOLVENCY IN THE MATTER OF THE RECEIVERSHIP OF 1975847 ALBERTA LTD.
JUDICIAL CENTRE	CALGARY
PLAINTIFF	BANK OF MONTREAL
DEFENDANTS	WESTMOUNT PROJECTS INC., 2218923 ALBERTA LTD., 1975847 ALBERTA LTD., ANDERSON & ASSOCIATES FINANCIAL CORP., IRONCLAD PROJECTS LTD., GORDAN D. ANDERSON, AND DENI MARIO DANIEL ECHINO
DOCUMENT	**ORDER – AUCTION SALE PROCESS – 1975847 ALBERTA LTD**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Dentons Canada LLP Bankers Court 15th Floor, 850 - 2nd Street S.W. Calgary, Alberta T2P 0R8 Attn: John Regush Ph. (403) 268-7086 Fx. (403) 268-3100 File No.: 569588-14
DATE ON WHICH ORDER WAS PRONOUNCED	November 13, 2026
LOCATION WHERE ORDER WAS PRONOUNCED	Calgary, Alberta
NAME OF JUSTICE WHO MADE THIS ORDER	The Honourable Justice Mah

UPON THE APPLICATION by Deloitte Restructuring Inc., in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) of the undertakings, property and assets of 1975847 Alberta Ltd. (“**197**” or the “**Debtor**”) for an order approving the conduct, activities, fees, and disbursements of the Receiver and the fees and disbursements of the Receiver’s legal counsel and approving the auction marketing proposal as set out in Appendix “C” to the Third Report of the Receiver dated November 2, 2026 (the “**Third Report**”);

AND UPON HAVING READ the Receivership Order – 1975847 Alberta Ltd. pronounced on May 15, 2023 and filed May 24, 2023 (the “**Receivership Order**”), the Third Report, the Sale Process Order granted on August 4, 2023 (the “**Sale Process Order**”) and the Affidavit of Service; **AND UPON HEARING** the submissions of counsel for the Receiver and

_____, no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

APPROVAL OF ACTIVITIES AND ACCOUNTS

2. The Receiver's accounts for fees and disbursements, as set out in the Third Report are hereby approved without the necessity of a formal passing of its accounts.

3. The accounts of the Receiver's legal counsel Dentons Canada LLP for their fees and disbursements, as set out in the Third Report, are hereby approved without the necessity of a formal assessment of their accounts.

4. The Receiver's activities as set out in the Third Report and the Interim Statement of Receipts and Disbursements, as attached to the Third Report, are hereby ratified and approved.

APPROVAL OF AUCTION SALE PROCESS

5. The auction marketing proposal prepared by LFC Group of Companies (the "**Auctioneer**"), substantially in the form attached as Appendix "C" to the Third Report (the "**Auction Sale Process**"), with such further minor modifications as may be approved by the Receiver, is hereby approved for the further marketing of the real property of 197 over which the Receiver is appointed, including the lands legally described as:

   PLAN 0113682
   BLOCK 2
   LOT 5
   EXCEPTING THEREOUT ALL MINES AND MINERALS
   (the "**197 Property**").

6. The engagement of the Auctioneer by the Receiver on the terms set out in the Auction Sale Process, with such minor amendments as the Receiver may deem necessary, is hereby approved, and the Receiver is authorized, empowered and directed to take all steps and actions in respect of, and to comply with all of its obligations pursuant to, such engagement.

7. The Receiver is hereby authorized and directed to take all steps and actions reasonably necessary to implement, conduct and carry out the Auction Sale Process including, without limitation, setting a reserve price for the 197 Property and seeking Court-approval and vesting orders in respect of any acceptable bid received through the Auction Sale Process.

MISCELLANEOUS MATTERS

8. The Receiver and any other interested party shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties with the Auction Sale Process.

9. Service of this Order shall be deemed good and sufficient by:

   (a) serving the same on:

      (i) the persons listed on the service list created in these proceedings;

      (ii) any other person served with notice of the application for this Order; and

      (iii) any other parties attending or represented at the application for this Order;

   (b) posting a copy of this Order on the Receiver's website at: https://www.insolvencies.deloitte.ca/en-ca/Pages/Westmount-Group-of-Companies.aspx?searchpage=Search-Insolvencies.aspx

   and service on any other person is hereby dispensed with.

10. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

_____
Justice of the Court of King's Bench of Alberta