

MORTGAGE SALE

The buildings and land known as 34 Briarfield Court, Niverville, Manitoba and as described in Certificate of Title No. 3026649/1 will be sold at auction on Thursday, the 26th day of November, 2020, at 2:00 ~~a.m.~~/p.m. by a licensed auctioneer, at 218 Brandt Street, Steinbach, Manitoba. Attendees are encouraged to pre-register with Taylor McCaffrey LLP at least 24 hours prior to the auction by submitting the following information by telephone to 204-988-0467 or by e-mail to dransom@tmlawyers.com: 1. your full legal name; 2. your telephone number; 3. the address of the subject property; and 4. the date, time and location of the auction.

TO THE BEST of the vendor's knowledge, there is situated on the property at a new, partially completed two-storey single-family house, approximately 1500 square foot with 3 bedrooms, 2 full bathrooms and 1 half bathroom. Basement is approximately 648 square feet, fully insulated and partially dry-walled. For completion, the basement requires the installation of the ducting, mechanical, furnace, hot water tank and heat recovery ventilation. There is an oversized 20 foot by 22 foot single attached, non-insulate garage, located on an irregular shaped lot with 27.6 foot frontage.

PRIOR ENCUMBRANCES: Easement No. 4453797/1, Easement No. 4453798/1, Caveat No. 4676860/1, Easement No. 4676861/1, Easement No. 4676862/1, Caveat No. 5109211/1

REALTY TAXES (excluding any accruing water charges) are paid to December 31, 2019

TERMS OF SALE: The sale shall require a deposit of \$25,000.00 of the purchase price by way of certified cheque or bank draft payable to Taylor McCaffrey LLP, and the balance according to conditions which will be available for public view at the Auctioneer's address above prior to the auction. The property will be sold subject to a Reserve Bid of \$ 173,600.00 plus such other additional and incidental costs which may be incurred by the Vendor from the 22nd day of October, 2020 to the date of auction and which costs will be announced prior to the commencement of the sale.

FURTHER information may be obtained from:

TAYLOR McCAFFREY LLP
Barristers and Solicitors
2200 – 201 Portage Avenue,
Winnipeg, Manitoba R3B 3L3
Attention: Daniel Ransom / Jo-Anne Degagne
Phone: 204-988-0443 / 204 988-0467
File No.: 55451-94

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| APPROVED AS TO FORM: APPROUVÉ QUANT À LA FORME: DATE/FAIT LE September 17, 2020 |
| <i>Gregory Wise</i> |
| ASST/DEPUTY DISTRICT REGISTRAR SOUS-REGISTRAIRE DE DISTRICT/ REGISTRAIRE DE DISTRICT ADJOINT |