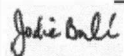


APPROVED AS TO FORM: APPROUVÉ QUANT À LA FORME: DATE/FAIT LE September 23, 2020

ASST/DEPUTY DISTRICT REGISTRAR SOUS-REGISTRAIRE DE DISTRICT/ REGISTRAIRE DE DISTRICT ADJOINT

MORTGAGE SALE

The buildings and land known as 28 - 1st Street, Giroux, Manitoba and as described in Certificate of Title No. 2654838/1 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 two storey single family dwelling approximately 2216 square feet with 5 bedrooms, 2 full bathrooms, 1 half bathroom, no basement, attached 20' x 30' foot garage with a 600 square foot, 1 bedroom 1 bathroom, self contained studio apartment above garage, well and holding tank located on 50 x 125 foot lot.

PRIOR ENCUMBRANCES: Caveat No. 2581683/1 and Caveat No. 4341953/1

REALTY TAXES (excluding any accruing water charges) are paid to December 31, 2018.

TERMS OF SALE: The sale shall require a deposit of \$53,000.00 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 \$ 370,300.00 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.: 55451-87