



**ON READING** the First Report and on hearing the submissions of counsel for the Receiver, no one appearing for any other person on the service list, although served ~~as appears~~ from the Affidavit of \_\_\_\_\_ sworn \_\_\_\_\_, 2025, filed:

1. **THIS COURT ORDERS** that that the time for service of the Receiver's Notice of Motion and Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that the First Report and the activities and conduct of the Receiver as set out in the First Report be and are hereby approved; provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.
3. **THIS COURT ORDERS** that the Receiver is authorized to enter into listing agreements with Remax Sault Ste. Marie Realty Inc. for each of the Real Properties listed in Schedule "A" to this Order.
4. **THIS COURT ORDERS** that the Receiver is authorized and directed, nunc pro tunc, to redact from the First Report served on the parties named in the service list the details of the listings and agreements of purchase and sales, as attached as Confidential Appendices to the First Report.
5. **THIS COURT ORDERS** that the Confidential Appendices, shall be sealed, kept confidential, and shall not form part of the public record until the earlier of the closing of all of transactions further order of the Court.
6. **THIS COURT ORDERS** that the Debtors' director, Nels Moxness, and CPM Properties comply with the Appointment Order of Justice Spurgeon dated March 27<sup>th</sup>, 2025

and to provide satisfactory responses to the Receiver's information requests in respect of the Debtors;

7. **THIS COURT ORDERS** that the Nels Moxness and CPM Properties pay costs related to the enforcement of their obligations, in the amount of \$2,300.00.

8. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. Eastern Standard/Daylight Time on the date of this Order without the need for entry or filing.



Issued and entered electronically by

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Local Registrar  
45 Main St East  
Hamilton, ON  
L8N 2B7

# **Schedule “A”**

Moxness Group of Real Properties

	Owner	Address
1	<b>1000373090 ONTARIO INC</b>	407 DUPONT ST, SUDBURY, ON
2	<b>14833074 CANADA INC</b>	275 BLOOR ST SUDBURY ON (loan #01)
3	<b>1000593693 ONTARIO INC</b>	16 ABBOTT ST SAULT STE.MARIE (loan #01)
4	<b>1000593693 ONTARIO INC</b>	24 STEVENS ST SAULT STE.MARIE (loan #01)
5	<b>1000593693 ONTARIO INC</b>	35 ALBERT ST E SAULT STE. MARIE (loan #01)
6	<b>1000593693 ONTARIO INC</b>	37 ALGOMA AVE SAULT STE.MARIE (loan #01)
7	<b>1000593693 ONTARIO INC</b>	14 ABBOTT ST SAULT STE.MARIE (loan #01)
8	<b>1000593693 ONTARIO INC</b>	138 TURNER AVE SAULT STE.MARIE (loan #02)
9	<b>1000593693 ONTARIO INC</b>	145 ALBERT ST W SAULT STE. MARIE (loan #02)
10	<b>1000593693 ONTARIO INC</b>	37 ALBERT ST E SAULT STE.MARIE (loan #02)
11	<b>1000593693 ONTARIO INC</b>	104 ALBERT ST E SAULT STE. MARIE (loan #02)
12	<b>1000593693 ONTARIO INC</b>	115 PIM ST SAULT STE.MARIE (loan #02)
13	<b>1000593693 ONTARIO INC</b>	317 MOODY ST SAULT STE.MARIE (loan # 03)
14	<b>1000593693 ONTARIO INC</b>	330 ALBERT ST E SAULT STE.MARIE (loan #03)
15	<b>1000593693 ONTARIO INC</b>	344 FIRST AVE SAULT STE.MARIE (loan #03)
16	<b>1000593693 ONTARIO INC</b>	139 CHURCH SAULT STE MARIE (loan #03)
17	<b>1000593693 ONTARIO INC</b>	292 PIM ST SAULT STE MARIE (loan #03)
18	<b>1000593693 ONTARIO INC</b>	353 ALEXANDRA ST SAULT STE.MARIE (loan #03)
19	<b>1000593693 ONTARIO INC</b>	158 TRELAWNE AVE SAULT STE.MARIE (loan #04)
20	<b>1000593693 ONTARIO INC</b>	159 WELLINGTON ST E SAULT STE.MARIE (loan #04)
21	<b>1000593693 ONTARIO INC</b>	257 ALEXANDRA ST SAULT STE.MARIE (loan #04)
22	<b>1000593693 ONTARIO INC</b>	169 HURON ST SAULT STE.MARIE (loan #04)
23	<b>1000593693 ONTARIO INC</b>	246 ST JAMES ST SAULT STE.MARIE (loan #04)
24	<b>12631521 Canada Inc.</b>	160 ALBERT ST E SAULT STE. MARIE (loan #01)
25	<b>12631521 Canada Inc.</b>	153 CHURCH ST SAULT STE. MARIE (loan #02)
26	<b>12631521 Canada Inc.</b>	678 ALBERT ST W SAULT STE. MARIE (loan #03)
27	<b>12631521 Canada Inc.</b>	461 JOHN ST SAULT STE. MARIE (loan #04)
28	<b>12631521 Canada Inc.</b>	21 CATHCART ST SAULT STE. MARIE (loan #05)
29	<b>12631521 Canada Inc.</b>	802 BONNEY ST SAULT STE. MARIE (loan #06)
30	<b>14611799 CANADA INC.</b>	221 NOLIN ST SUDBURY (loan #01)

**CAISSE DESJARDINS ONTARIO CREDIT UNION INC.**

*Applicant*

-and-

**12905060 CANADA INC., et al.**

*Respondents*

Court File No.: CV-25-00089291-0000

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***ONTARIO***  
**SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT  
HAMILTON

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**ORDER**

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**SPEPPER ZEITZ KLAIMAN PC**

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