

District of New Brunswick
Court File No. SJM/31/2025

IN THE MATTER OF THE RECEIVERSHIP OF
686949 N.B. LTD.
(the “Debtor”)

NOTICE & STATEMENT OF RECEIVER
s245(1) & s246(1)

The Receiver gives notice and declares that:

1. On the 21st day of February 2025, Powell Associates Ltd. (the “Receiver”) became the receiver in respect of the property of the Debtor, an insolvent person that is described below:
 - a. New Brunswick real property PID 35257328 located at 919 Canada Road, Edmundston, NB (the “Real Property”). This property is improved with a hotel branded as a Travelodge. The hotel was not operating at the time of appointment.
 - b. Business assets located on and within the Real Property to include, but not be limited to, equipment, chattels, and other personal property.
 - c. Such other personal property not currently in the Receiver’s possession that may be discovered, and which is subject to the court order described below.
2. The Receiver was appointed by the Court of King’s Bench of New Brunswick pursuant to Section 33 of the *Judicature Act*, R.S.N.B. 1973, Ch. J-2, Rule 41, Rules of Court, New Brunswick and Section 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, pursuant to an application by City Hotels NB Ltd. A copy of the order can be provided upon request to the Receiver.
3. The Receiver took possession or control of the property described above on the 25th day of February 2025.
4. The following information relates to the receivership:

- | | |
|----------------------------------|---|
| (a) Address of insolvent person: | 212 Queen Street, Suite 401
Fredericton, NB
E3B 1A8 |
| (b) Principal line of business: | Hotel |
| (c) Location(s) of business: | 919 Canada Road,
Edmundston
E3V 3X3 |

(d) Estimated amounts owed by the Debtor to each creditor who holds a security on the property described above:

City Hotels NB Ltd.	\$ 937,000
TD Canada Trust	437,000
Meridian OneCap Credit Corp.	186,000

- (a) The list of other known or suspected business creditors of the Debtor and the estimated amount owed to each business creditor are attached hereto as Schedule "A". Readers are cautioned that this list is incomplete. The books and records of the Debtor are in the custody of Mr. James Youm, a shareholder of the Debtor. Despite requests from the Receiver and its counsel to turn over the financial records and respond to other questions, at the date of this report, no information has been received from Mr. Youm.
- (b) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is to realize upon the assets of the Debtor by way of public auction, private sale, mortgage sale, or sale by tender.
- (c) Contact for Receiver:

Paul Moffett
Tel: 506.638.9131
Fax: 506.638.1428

Email: pmoffett@maritimetrustee.ca

David Moffatt
Tel: 902.706.4306
Fax: 506.638.1428

Email: dmoffatt@maritimetrustee.ca

Unlike bankruptcy proceedings, the *Bankruptcy and Insolvency Act* does not require that a meeting of creditors be held in a receivership

Interim reports regarding the status of the Receivership will be prepared in accordance with section 246(2) of the Act approximately once every six months. Creditors who wish to receive a copy of the interim report or the final report may request one by writing to the Receiver at the address set out above.

Dated at Dartmouth, Nova Scotia this 3rd day of March, 2025.

Yours truly,

POWELL ASSOCIATES LTD.

Per:


David Moffatt, CIRP

Vice President

T: 902.706.4306 | dmoffatt@maritimetrustee.ca

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Schedule “A”

Creditor	Estimated amount owing
TD Canada Trust	\$60,000
Superior Lodging Development TL Corporation	48,000
Atlantic Canada Opportunities Agency	46,000
Previous employees / Wage Earner Protection Program	1
City of Edmundston	1
WorkSafe New Brunswick	1
Canada Revenue Agency	1
Superior Propane	1
Sandhyaji Resorts Inc.	1

Creditors whose estimated amount owing is listed at \$1 are suspected creditors or creditors where amounts are not yet known to the Receiver.