

Jonathan O. Hafen (6096) (jhafen@parrbrown.com)  
Jeffery A. Balls (12437) (jballs@parrbrown.com)  
Michael S. Lehr (16496) (mlehr@parrbrown.com)  
**PARR BROWN GEE & LOVELESS, P.C.**  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Telephone: (801) 532-7840  
Facsimile: (801) 532 7750

*Attorneys for Court-Appointed Receiver R. Wayne Klein*

---

**UNITED STATES DISTRICT COURT FOR THE DISTRICT OF UTAH  
CENTRAL DIVISION**

---

UNITED STATES OF AMERICA,

Plaintiff,

v.

RAPOWER-3, LLC; INTERNATIONAL  
AUTOMATED SYSTEMS, INC.; LTB1,  
LLC; R. GREGORY SHEPARD; NELDON  
JOHNSON; and ROGER FREEBORN,

Defendants.

**ORDER GRANTING RECEIVER'S *EX*  
*PARTE* MOTION AND MEMORANDUM  
IN SUPPORT OF ORDER APPROVING  
METHOD AND FORM OF  
PUBLICATION NOTICE OF SALE OF  
REAL PROPERTY (NEWHALL,  
CALIFORNIA CONDOMINIUM)**

Civil No. 2:15-cv-00828-DN-DAO

District Judge David Nuffer

---

The matter before the Court is the *Receiver's Ex Parte Motion and Memorandum in Support of Order Approving Method and Form of Publication Notice of Sale of Real Property (Newhall, California Condominium)* (the "Motion") filed by R. Wayne Klein, the Receiver appointed in the above-captioned case (the "Receiver"). The Court has reviewed the Motion, and applicable law. Based thereon, and for good cause appearing,

**IT IS HEREBY ORDERED** that:

(1) The Motion is **GRANTED**.

(2) The method and form of the publication notice as set forth in the Motion are **APPROVED**. The following notice of the sale of the “Property,” as defined in the Motion, shall be published in *The Signal*, a newspaper published in Los Angeles County, California, for a period of one (1) day at least ten (10) days before the entry of any order approving the proposed sale:

R. Wayne Klein, the court-appointed receiver (“Receiver”) for RaPower-3, LLC, International Automated Systems, Inc., and LTB1, LLC, as well as certain of their subsidiaries and affiliates, and the assets of Neldon Johnson and R. Gregory Shepard, in the civil case (“Case”) styled *United States v. RaPower-3, LLC*, No. 2:15-cv-00828-DN (D. Utah) gives notice of his intent to sell through private sale, and free of all liens and interests, certain real property located at 18850 Vista Del Canon, Unit G, Newhall, CA 91321 (the “Property”). The Receiver has accepted a cash offer of \$381,000, subject to approval by the U.S. District Court in the Case and higher and better offers as allowed pursuant to 28 U.S.C. § 2001. The Receiver has filed a motion seeking the District Court’s approval of the proposed sale. This motion for approval will come for a hearing before the Honorable David Nuffer at 351 South West Temple, Salt Lake City, Utah on \_\_\_\_\_, 2021 at \_\_\_\_:\_\_\_\_ in Room \_\_\_\_ [*or via virtual means at \_\_\_\_\_*]. Any person objecting to the sale or wishing to submit a higher and better purchase offer, with such offer being at least 10% greater than the offer the Receiver has accepted, should present it in writing so that it is received no later than 10 days from the date of this notice to the Receiver’s attorney Michael S. Lehr, Parr Brown Gee & Loveless, 101 S. 200 E., Ste. 700, Salt Lake City, Utah 84111, mlehr@parrbrown.com.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

**BY THE COURT:**

---

Daphne A. Oberg  
United States Magistrate Judge