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

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

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UNITED STATES OF AMERICA,

Plaintiff,

v.

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

Defendants.

**RECEIVER'S NOTICE OF  
PROPERTY SALE RESULTS**

**(Millard County 4.6 Acres: HD-4658)**

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

District Judge David Nuffer

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R. Wayne Klein, the Court-Appointed Receiver (the “Receiver”) for RaPower-3, LLC, International Automated Systems, and LTB1 (collectively, “RaPower”), and the assets of Neldon Johnson and R. Gregory Shepard, by and through his counsel, hereby files this *Notice of Sale Results (Millard County 4.6 Acres HD-4658)*. In support hereof, the Receiver states as follows:

1. On September 6, 2022, the Court entered an *Order Granting Receiver’s Motion Requesting (1) Public Sale of Property Free and Clear of Interests, (2) Method and Form of Publication Notice, and (3) Public Auction Procedures*<sup>1</sup> (the “Sale Order”), authorizing

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<sup>1</sup>Docket no. 1228, filed September 6, 2022.

procedures for and the public sale of certain real property described as a 4.6-acre property having parcel number HD-4658 (along with water rights), located in Millard County, Utah (the “Real Property”), free and clear of interests. A legal description of the Real Property is set forth in the Sale Order.

2. Pursuant to the Sale Order, the Receiver provided notice of the auction via publication of the Court-approved notice in the *Millard County Chronicle Progress* once a week for a period of four weeks prior to the auction date, on the Receiver’s website, and via solicitations of potential real estate investors. The legal notice was published on September 14, 21, 28, and October 5, 2022. Evidence of the publication of notice is attached hereto as Exhibit A.

3. No other bidders qualified to bid before the prequalification deadline for the auction so the Receiver canceled the auction and approved the sale of the property to the stalking-horse bidder.

4. The sale closed on October 19, 2022. Recording was delayed until November 8, 2022 because the buyer had been out of town. The following is a summary of the results of this sale.

Gross Sales Price	\$65,000.00
2022 Property Tax	-\$78.53
Real Estate Commissions	-\$3,900.00
Title Insurance	-\$482.00
Settlement Agent Fee, Escrow Fee	<u>-\$295.00</u>
<b>NET SALES PROCEEDS</b>	<b>\$60,244.97</b>

5. The net sales proceeds were deposited into the Receivership operating account.

DATED this 15<sup>th</sup> day of November 2022.

**PARR BROWN GEE & LOVELESS**

/s/ Jeffery A. Balls

Jonathan O. Hafen

Jeffery A. Balls

*Attorneys for Receiver*

**CERTIFICATE OF SERVICE**

IT IS HEREBY CERTIFIED that service of the foregoing was electronically filed with the Clerk of the Court through the CM/ECF system on November 15, 2022, which sent notice of the electronic filing to all counsel of record.

IT IS FURTHER CERTIFIED that, on the same date, by U.S. Mail, first-class, postage pre-paid, I caused to be served the same documents upon the following persons:

R. Gregory Shepard  
10672 South Winter Haven Court  
South Jordan, Utah 84095-2486

Neldon Johnson  
Post Office Box 95332  
South Jordan, Utah 84095

*Pro se Defendants*

/s/ Wendy V. Tuckett