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**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.

**RECEIVER'S NOTICE OF SALE
RESULTS**

(San Bernardino, California Property)

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

District Judge David Nuffer

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 (San Bernardino Land)*. In support hereof, the Receiver states as follows:

1. On May 23, 2019, the Court entered an *Order Granting Motion Regarding Public*

*Sale of San Bernardino Property*¹ (the “Sale Order”), authorizing procedures for and the public sale of certain real property described as a 6.2 acre property having parcel number 054113108000, located in San Bernardino County, California (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 San Bernardino-area *County Legal Reporter* once a week for a period of four weeks prior to the auction date, on his website, and via solicitations of potential real estate investors by electronic mail and regular mail. The published legal notice indicated the Receiver had set an auction date of July 9, 2019. Evidence of the publication of notice is attached hereto as **Exhibit A**.

3. After publication, no other bidders qualified to bid at the auction before the bid deadline. Accordingly, the Receiver canceled the auction and notified the buyer that the buyer’s stalking horse bid was accepted. This approach was permitted by the Court approved “Auction Procedures” attached as Exhibit B to the *Receiver’s Motion Requesting Order Approving (1) Public Sale of Property Free and Clear of Interests, (2) Method and Form of Publication Notice, and (3) Public Auction Procedures (San Bernardino Property)*.²

4. The sale of the Real Property to the stalking horse bidder (Aziz Sazman) closed on or about August 7, 2019. The following is a summary of the results of this sale.

Gross Sales Price	\$3,500.00
Property Taxes	-\$17.63
Real Estate Commissions	-\$0.00
Title Insurance	-\$520.00
Settlement Agent Fee, Escrow Fee	-\$570.00

¹ Docket No. 668, filed May 23, 2019.

² Docket No. 610, filed April 18, 2019.

Recording, Transfer, Wire Fees	<u>-\$83.85</u>
NET SALES PROCEEDS	\$2,308.52

5. Because all outstanding taxes, assessments, and liens were paid at closing, the Receiver will deposit the Net Sales Proceeds in the Receivership Operating Account

DATED this 5th day of August 2019.

PARR BROWN GEE & LOVELESS

/s/ Michael S. Lehr
Jonathan O. Hafen
Michael S. Lehr
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 August 5th, 2019, 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
858 Clover Meadow Dr.
Murray, Utah 84123

Pro se Defendants

/s/ Michael S. Lehr