

Prepared and Submitted by:

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 APPROVING (1) PUBLIC
SALE OF PROPERTY FREE AND
CLEAR OF INTERESTS, (2) METHOD
AND FORM OF PUBLICATION
NOTICE, AND (2) PUBLIC AUCTION
PROCEDURES**

**(Howard County, Texas Property
R000046407, R000046408)**

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

District Judge David Nuffer

Before the Court is *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* (the "Motion") filed by R. Wayne Klein, the Court-Appointed Receiver (the "Receiver") in the above-captioned case, related to the sale of certain real property located in Howard County, Texas (the "Property"), identified by parcel numbers R000046047 and R000046408 HD-4658-1 and also described SC BK 32 1N 009 ACQ 031306 BLK/TRACT 32

1N and SC BK 32 1N 009.01 ACQ 031306 BLK/TRACT 32 1N.¹

Through the Motion, the Receiver is seeking (1) authorization to sell the Property at public sale to the highest and best offeror, free and clear of all interests, (2) approval of the form and method of publication notice, and (3) approval of the proposed auction procedures.

The Court has reviewed the Motion together with all of the Exhibits attached thereto, all other papers filed related thereto, and applicable law. Based thereon and for good cause appearing,

IT IS HEREBY ORDERED that:

1. The Motion is GRANTED.
2. The sale of the Property free and clear of interests as set forth in the Motion to the proposed buyer or a higher and better offeror at auction is APPROVED.
3. The method and form of the publication notice as set forth in the Motion are APPROVED. The following notice shall be published in the Big Spring Herald, a newspaper of general circulation in Howard County, Texas, once a week for a period of four weeks prior to the public sale:

R. Wayne Klein, 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 (the "Receiver") in the civil case styled as United States of America v. RaPower-3, LLC et al., Civ. Case No. 2:15-cv-00828-DN (D. Utah) ("Civil Case"), gives notice of his intent to sell certain real property located in Millard County, UT, with parcel number HD-4658-1 (the "Property") through a public auction to the highest bidder payable in lawful money of the United States on the ___ day of ___, 2019 at the hour of ___ at the Fourth District Court in Millard County, 765 South Highway 99, Suite 6, Fillmore, UT 84631, or as may be continued from time to time by the Receiver (the "Auction"). The Property will be sold at the Auction free and clear of all interests, "as is" with no representations and warranties. The

¹ See Docket No. 491 ¶ 20(u).

Receiver has accepted an initial bid of \$3,800.00 to act as the opening “Stalking Horse Bid” at Auction. Only “Qualified Bidders” may participate in the Auction. To be a Qualified Bidder, you must comply with the “Auction Procedures” that have been approved in the Civil Case at least five business days before the Auction, which Auction Procedures may be obtained upon request made to the Receiver’s counsel at: Parr Brown Gee & Loveless, attn: Michael S. Lehr, 101 South 200 East, Suite 700, Salt Lake City, Utah 84111; mlehr@parrbrown.com.

4. The Auction Procedures described in the Motion and attached to the Motion as Exhibit C are APPROVED.

DATED this ___ day of _____, 2019.

BY THE COURT:

The Honorable David Nuffer
U.S. District Court Judge