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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.; LTBI,
LLC; R. GREGORY SHEPARD; NELDON
JOHNSON; and ROGER FREEBORN,

Defendants.

**RECEIVER'S NOTICE OF
SALE RESULTS**

(Millard County 5 Acres: DO-3276-1-1)

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

District Judge David Nuffer

R. Wayne Klein, the Receiver (the "Receiver") hereby files this *Notice of Sale Results* (Millard County 5 Acres DO-3276-1-1). In support hereof, the Receiver states as follows:

1. On April 6, 2022, the Court entered an *Order Granting 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*¹ (the "Sale Order"), authorizing procedures for and the public sale of certain real property described as a 5-acre property having parcel number DO-3276-1-1, located in Millard County, Utah (the "Real

¹Docket no. 1201, filed April 6, 2022.

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. The legal notice was published on April 13, 20, and 27, and May 4, 2022. Evidence of the publication of notice is attached hereto as **Exhibit A**. The Receiver also sent notice of the auction to others who had indicated an interest in the property.

3. No other bidders qualified to bid before the prequalification deadline for the auction so the Receiver canceled the auction and proceeded with the closing.

4. The sale closed on May 19, 2022. The following is a summary of the results of this sale.

Gross Sales Price	\$80,000.00
Reimburse Water Right Fee	\$500.00
2020 Property Tax	-\$262.48
Real Estate Commissions	-\$4,800.00
Escrow Fee	<u>-\$380.00</u>
NET SALES PROCEEDS	\$75,057.52

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

DATED this 3rd day of June 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 June 3, 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 prepaid, I caused to be served the same documents upon the following persons:

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

Neldon Johnson
PO Box 95332
South Jordan, UT 84095

Pro se Defendants

/s/ Wendy V. Tuckett _____