

Jonathan O. Hafen (6096) (jhafen@parrbrown.com)
Jeffery A. Balls (12437) (jballs@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.; LTBI,
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 (3) PUBLIC
AUCTION PROCEDURES (HD-3511-1)

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 Millard County, Utah (the "Property"), identified by parcel number HD-3511-1 and described as follows:

Beginning at the Southwest Corner of Section 16, Township 16 South, Range 8 West, Salt Lake Base and Meridian; thence North 1320 Feet; thence East 1320 Feet; thence South 1320 Feet; thence West 1320 Feet to the Point of Beginning.

The Receiver seeks (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 United States does not oppose the proposed sale of this Property.

The Court has reviewed the Motion and together with 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 Millard County Chronicle Progress, a newspaper of general circulation throughout Millard County, Utah, once a week for a period of four weeks prior to the public 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 certain real property ("Property") constituting 40 acres with parcel number HD-3511-1 through a public auction ("Auction") to the highest bidder payable in lawful money of the United States on _____, 2026, at ___:___m. at the Fourth Judicial District Court in Millard County, 765 S. Highway 99, Ste. 6, Fillmore, UT, or as may be continued from time to time by the Receiver. The Property will be sold at the Auction free and clear of all interests, "as is," with no representations or warranties. The Receiver has accepted an initial bid of \$37,000 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, at least five business days before the Auction, comply with the "Auction Procedures" that have been approved in the Case, which Auction Procedures may be obtained upon request made to attorney Jeffery Balls, Parr Brown Gee & Loveless, 101 S. 200 E., Ste. 700, Salt Lake City, Utah 84111, jballs@parrbrown.com.

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

DATED this _____ day of _____, 2026.

BY THE COURT:

Honorable David Nuffer
United States District Court Judge