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

Defendants.

**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  
(DOC. NO. 1170)**

Case No. 2:15-cv-00828-DN-DAO

Judge David Nuffer

Magistrate Judge Daphne A. Oberg

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Before the court is a 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 ("Motion," Doc. No. 1170) filed by R. Wayne Klein, the court-appointed receiver. The motion relates to the sale of certain real property located in Millard County, Utah (the "Property"), identified by parcel number DO-3151 and described as follows:

Beginning west 997.12 feet from the northeast corner of lot 1, section 4, township 16 south, range 7 west, Salt Lake base and meridian; thence west 332.38 feet, more or less, to the west boundary of said lot 1; thence south 1315.8 feet; thence east 332.38 feet; thence north 1315.8 feet to the point of beginning.

Excepting therefrom (the south 2.4 feet) all rights of way, stock trails, ditches and canals, gravel pits and gravel beds.

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. No opposition was filed. For good cause appearing, the court ORDERS that:

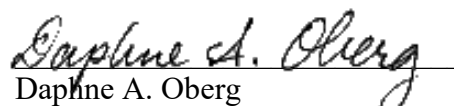
1. The Motion is GRANTED;
2. The sale of the Property free and clear of interests as set forth in the Motion to the proposed buyer or a higher and better offeror at auction is APPROVED.
3. The method and form of the publication notice as set forth in the Motion are APPROVED. The following notice shall 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-DAO (D. Utah) gives notice of his intent to sell certain real property (“Property”) constituting 10.04 acres of undeveloped land in Millard County, UT, with parcel number DO-3151 through a public auction (“Auction”) to the highest bidder payable in lawful money of the United States on \_\_\_\_\_, 2021, 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 \$20,000 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 15th day of November, 2021.

BY THE COURT:

  
Daphne A. Oberg  
United States Magistrate Judge