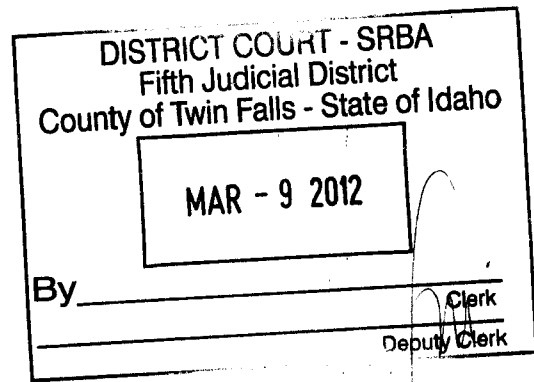


HOPKINS RODEN CROCKETT
 HANSEN & HOOPES, PLLC
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 Sean J. Coletti, ISBN 7199
 428 Park Avenue
 P.O. Box 51219
 Idaho Falls, Idaho 83405-1219
 Telephone: 208-523-4445



Attorneys for Intervenor Wells Fargo Bank, N.A.

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
 STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA

Case No. 39576

AFFIDAVIT OF C. TIMOTHY
 HOPKINS

SUBCASE NOS.: 22-13434,
 22-13721 and 22-13723

STATE OF IDAHO)
) ss.
 County of Bonneville)

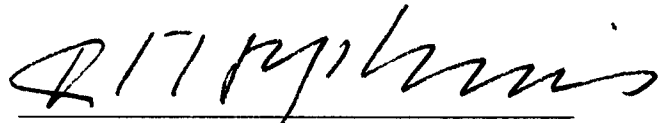
C. TIMOTHY HOPKINS, being first duly sworn on his oath, deposes and
 says as follows:

1. I am counsel for the Intervenor Wells Fargo Bank, N.A. in the above
 entitled action. This Affidavit is made on personal knowledge, and I am competent to
 testify as to the matters stated herein.

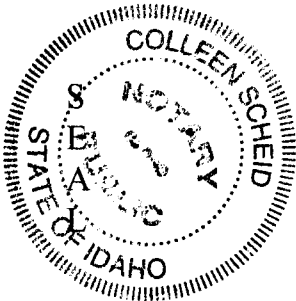
AFFIDAVIT OF C. TIMOTHY HOPKINS - 1

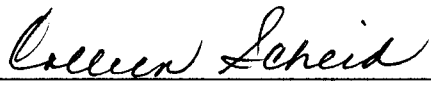
2. On January 5, 2012, Intervenor Wells Fargo Bank, N.A. purchased the property previously owned by BC Properties LLC, at a Sheriff's sale in Teton County, Idaho. Attached as Exhibit A is a true and correct copy of the Sheriff's Certificate on Sale of Real Estate Under Execution, with legal description, identifying the property that was purchased by the Intervenor.

3. Intervenor is the current owner of the property identified in Exhibit A.


C. TIMOTHY HOPKINS

SUBSCRIBED AND SWORN to before me this 6th day of March, 2012.




Notary Public for Idaho
Residing at Idaho Falls
My Commission Expires: 8/12/14

CERTIFICATE OF SERVICE BY MAIL, HAND DELIVERY
OR FACSIMILE TRANSMISSION

I hereby certify that a true and correct copy of the foregoing document was on this date served upon the person(s) named below, at the address(es) set out below their name, either by mailing, overnight delivering, hand delivering or by telecopying to them a true and correct copy of said document in a properly addressed envelope in the United States mail, postage prepaid; by overnight delivery, postage prepaid; by hand delivery to them; or by facsimile transmission.

DATED this 6th day of March, 2012.

By 
Sean J. Coletti

Chad Marlowe, Esq.
Marlowe Law Firm, P.C.
P.O. Box 4842
Jackson, WY 83001

- ☒ U.S. Mail
- ☐ Overnight Delivery
- ☐ Hand Delivery
- ☐ Facsimile

Jarin O. Hammer, Esq.
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2105 Coronado St.
Idaho Falls, ID 83404-7495

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Director of IDWR
P.O. Box 83720
Boise, ID 83720-0098

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- ☐ Overnight Delivery
- ☐ Hand Delivery
- ☐ Facsimile

Instrument # 220327

TETON COUNTY, IDAHO

1-6-2012 10:46:30 No. of Pages: 5

Recorded for : HOPKINS RODEN CROCKETT HANSEN

MARY LOU HANSEN

Fee: 22.00

Ex-Officio Recorder Deputy

Index to: CERTIFICATE OF SALE

[Signature]

HOPKINS RODEN CROCKETT
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Idaho Falls, ID 83405-1219
Telephone: 208-523-4445
Counsel for Plaintiff

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF TETON

WELLS FARGO BANK, NA

Plaintiff,

v.

BC PROPERTIES, LLC, an Idaho
limited liability company; LUCRA
INVESTMENTS, INC., a Louisiana
corporation; JEFFREY R. BORER,
ANGELA BORER, KEN R.
CHAMBERS, and V. JAYNE
CHAMBERS,

Defendants.

Case No. CV-2011-41

SHERIFF'S CERTIFICATE ON SALE
OF REAL ESTATE UNDER
EXECUTION

STATE OF IDAHO)
) ss.
County of Teton)

I, Cindy Hatch, Deputy Sheriff of Teton County, Idaho, do hereby certify:

{00037696;1}

SHERIFF'S CERTIFICATE ON SALE OF REAL ESTATE UNDER EXECUTION - 1

EXHIBIT

"A"

1. That by virtue of an execution in the above-entitled action, issued the 21st day of October, 2011, to me directed, setting forth a judgment recovered in the amount of \$930,103.16, lawful money of the United States, with interest thereon and costs of record, advances made by the Plaintiff to protect its security interest and costs of sale, to be satisfied out of the real property described herein and belonging to the said Defendants, BC PROPERTIES, LLC, an Idaho limited liability company; LUCRA INVESTMENTS, INC., a Louisiana corporation; JEFFREY R. BORER, ANGELA BORER, KEN R. CHAMBERS, and V. JAYNE CHAMBERS, on the day said execution was levied herein, according to said writ and the statutes provided in such cases, I have levied on and this day sold at public auction the following described real property to Wells Fargo Bank, NA, who was the highest bidder, for the sum of \$387,000⁰⁰, lawful money of the United States, which was the whole price paid by Wells Fargo Bank, NA (credit bid) for the right, claim and interest of the within named Defendants, as aforesaid, in and to the real estate particularly described as follows, to-wit:

See attached Exhibit "A".

2. That the real estate is subject to redemption within one (1) year after the sale on this date and pursuant to the provisions of Idaho Code §11-401 et seq.

Given under my hand this 5th day of January, 2012.

TONY LIFORD
Sheriff of Teton County, State of Idaho

Cindy Hatch - Civil Deputy
By: Cindy Hatch, Deputy

EXHIBIT A

Real property in the County of Teton, State of Idaho, described as follows:

TRACT I:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho

Section 5: W1/2SW1/4

NOW KNOWN AS:

ALL OF SILVER DOLLAR RANCH DIVISION NO. 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF; RECORDED APRIL 15, 2008, AS INSTRUMENT NO. 196953, RECORDS OF TETON COUNTY, IDAHO.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LOTS:

LOT 5 BLOCK 2, LOTS 2, 3 AND 4, BLOCK 3 AND LOTS 2, 3 AND 5 BLOCK 4, SILVER DOLLAR RANCH DIVISION NO. 1, AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED APRIL 15, 2008, AS INSTRUMENT NO. 196953, RECORDS OF TETON COUNTY, IDAHO.

TRACT II:

Parcel 8: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: From the C ¼ corner of said Section 5, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4NW1/4 to the SW corner of said SE1/4NW1/4 and thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4NW1/4 to the true point of beginning; thence North 00°01'02" West 667.60 feet further along the West line of the SE1/4NW1/4 to the NW corner of the SE1/4NW1/4 of said Section 5; thence South 89°17'00" East 1331.19 feet to a point; thence South 00°09'41" West 662.55 feet to a point; thence North 89°30'00" West 1329.07 feet to the point of beginning.

Parcel 9: A part of the N1/2 of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being further described as: Commencing at the C ¼ corner of said Section 5, the point of beginning, thence North 89°33'31" West 1323.96 feet along the South line of the SE1/4NW1/4 to the SW corner of the SE1/4NW1/4 of said Section 5; thence North 00°01'02" West 667.60 feet along the West line of the SE1/4NW1/4 of said Section 5 to a point; thence South 89°30'00" East 1329.07 feet to a point; thence South 00°09'41" West 67.13 feet to an iron pin; thence South 00°27'01" West 599.09 feet to the point of beginning.

Together with and subject to an easement for ingress, egress and utilities across the following described easement, said easement being 60 feet wide and lying Westerly and Southerly of the following described line: Beginning at the Center $\frac{1}{4}$ corner of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, the point of beginning; thence North $00^{\circ}27'01''$ West 599.09 feet; thence North $00^{\circ}09'41''$ West 729.68 feet; thence North $00^{\circ}46'00''$ West 662.20 feet; thence North $01^{\circ}01'26''$ West 861.16 feet; thence South $89^{\circ}52'09''$ East 2644.94 feet more or less to the point of ending.