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Attorneys for Receiver, R. Wayne Klein

UNITED STATES DISTRICT COURT  
DISTRICT OF IDAHO

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

and

COMMODITY FUTURES TRADING  
COMMISSION,

Plaintiff,

vs.

DAREN L. PALMER and TRIGON GROUP,  
INC., a Nevada Corporation,

Defendants.

) Case No.: CV 09-075-E-EJL  
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) Case No.: CV 09-076-E-EJL  
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) The Honorable Edward J. Lodge  
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) NOTICE OF PROPERTY SALE  
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R. Wayne Klein, the Court-Appointed Receiver (the "Receiver") of Trigon Group, Inc.

(“Trigon”) and all the assets of Daren L. Palmer (the “Receivership Entities” and/or “Palmer”), hereby gives notice to the Court of a pending property sale.

#### PROPERTY SALE

In connection with an earlier settlement with an overpaid investor, the Receiver acquired title to a 2.01 acre parcel of undeveloped land in Ammon, Idaho. This property had a 2013 assessed value of \$64,740. The area in which this property is located is largely undeveloped and has many parcels of land for sale.

The Receiver originally listed the property for sale in September 2010 for \$220,000.00. The listing price was reduced to \$187,000.00 in 2012. The Receiver received only one earlier offer for this property. That offer, in 2012, was for \$106,000, later raised to \$120,000.00. At that time, the Receiver declined the offer, hoping that additional time and hoped-for improvements in the economy would result in higher offers. In the year since then, there have been no offers.

In January, 2014, the Receiver received an offer of \$120,000.00 for the property. That offer, however, was subject to two significant conditions: requiring the Receiver to relocate and bury existing power lines<sup>1</sup> and obtaining city approval for access to the property from the main road. The Receiver submitted a counteroffer to accept the offered price of \$120,000.00 but without the stated conditions. The buyer accepted the Receiver’s counteroffer.

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<sup>1</sup> This was estimated to cost approximately \$14,000.00.

The Receiver had received feedback from earlier potential buyers that they would require the power lines to be buried. In addition, the property is zoned for residential use, not commercial use. Zoning of the property for commercial use might have raised the value of the property, but there was no assurance that such a zoning change could be achieved or that such a change would improve the value of the property.

This offer represents almost twice the assessed valuation of the property. The Receiver has reviewed real estate records of other similar property sales in the area and similar lots listed for sale in the area. Based on that review, the Receiver believes this is the best price that can be obtained in this market and recommends that the sale go forward. Further, the Receiver believes that obtaining appraisals of the property would only delay the sale and cause the expenditure of Receivership funds unnecessarily.

This sale will not only bring in additional cash to the Receivership Estate, but will also avoid the need for ongoing expenditures of annual property tax payments. Moreover, the disposition of this property will bring the Receivership closer to making a final distribution and termination of the Receivership Estate.<sup>2</sup> As such, the Receiver believes the sale is beneficial to the Receivership Estate. The SEC and CFTC have both reviewed the transaction and express no objection to this sale.

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<sup>2</sup> The Receivership has only one other property remaining to be sold and two cases on appeal. When these are concluded, the Receivership Estate can be terminated and a final distribution paid to investors.

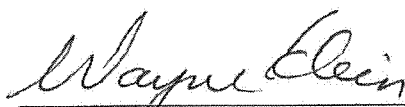
PROCEDURE FOR ADDRESSING ANY OBJECTIONS TO THE PROPERTY SALE

Objections, if any, to the property sale must be in writing and filed with this Court within ten (10) days of the date of the filing of this Notice of Settlement. If no objection has been filed within ten (10) days, unless the Court orders otherwise, the Receiver will deem the property sale approved and move forward to finalize its sale. In the event that an objection is filed, the Receiver will have the right to: (1) notify in writing the objecting person, the settling party, and the Court that the Receiver believes that the objection lacks merit and seek the approval of the Court notwithstanding such objection, or (2) notify in writing the objecting person, the settling parties, and the Court that the Receiver believes that the objection is valid, whereupon the property sale will be deemed to be terminated.

CONCLUSION

The Receiver believes property sale is the best that can be accomplished under current economic conditions.

DATED this 4<sup>th</sup> day of February, 2014.

  
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WAYNE KLEIN, Receiver

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4<sup>th</sup> day of February, 2012, I electronically filed the foregoing NOTICE OF PROPERTY SALE with the Clerk of the Court using the CM/ECF system which sent a Notice of Electronic Filing to the following persons:

Karen L. Martinez  
Thomas M. Melton  
Tanya Beard  
Securities and Exchange Commission  
15 West South Temple, Suite 1800  
Salt Lake City, UT 84101  
martinezk@sec.gov  
himesm@sec.gov

Alison B. Wilson  
John W. Dunfee  
Division of Enforcement  
Commodity Futures Trading Commission  
1155 21st Street, N.W.  
Washington, D.C. 20581  
jdunfee@cftc.gov  
awilson@cftc.gov

*Counsel for Plaintiff Securities and Exchange Commission*

*Counsel for Plaintiff Commodity Futures Trading Commission*

AND, I HEREBY CERTIFY that I have served the foregoing document to the following non-CM/ECF Registered Participants (list names and addresses):

Daren L. Palmer #13952-023  
FPC Duluth  
PO Box 1000  
Duluth, MN 55814  
*Defendant*

- U.S. Mail, Postage Prepaid
- Hand Delivered
- Overnight Mail
- E-mail
- Telecopy

Alan Conilogue  
Deputy Attorney General  
State of Idaho  
PO Box 83720  
Boise, ID 83720-0031  
*Local Counsel for Plaintiffs*

  
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John F. Kurtz, Jr.