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FILED

2024 JAN 10 10 00 AM

IN THE DISTRICT COURT FOR THE SECOND JUDICIAL DISTRICT
FOR THE STATE OF IDAHO, IN AND FOR NEZ PERCE COUNTY **DIANE ASH**

DPW ENTERPRISES LLC and MOUNTAIN PRIME
2018 LLC,

Plaintiff -Respondents,

v.

JEREMY L. BASS,

Defendant-Appellant,

and

DWAYNE PIKE, and CURRENT OCCUPANT, and
Unknown Parties in Possession of the real
property commonly known as 1515 21st Avenue,
Lewiston, Idaho 83501

Defendants,

Docket No. 52552-2024

Case No. CV35-24-1063

AMENDED NOTICE OF APPEAL

ORAL ARGUMENT REQUESTED

**TO: THE ABOVE-NAMED PLAINTIFFS, DPW ENTERPRISES LLC and MOUNTAIN PRIME 2018 LLC, and
THEIR ATTORNEYS, LEWIS N. STODDARD, AND THE CLERK OF THE DISTRICT COURT OF THE SECOND
JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF NEZ PERCE:**

NOTICE IS HEREBY GIVEN THAT:

1. APPELLANT: The above-named Appellant, Defendant Jeremy L. Bass, perforce pro se,
appeals against the above-named Respondents, Plaintiffs, DPW ENTERPRISES LLC and
MOUNTAIN PRIME 2018 LLC, to the Idaho Supreme Court from:

- The *Order Denying Defendant's Motion for Reconsideration*, entered on
December 16th, 2024;
- The *Judgment Re: Jeremy Bass*, entered on December 16th, 2024;
- The *Memorandum Opinion and Order on Plaintiffs' Motion for Summary
Judgment*, entered on November 5th, 2024; and

- 1 - The *Opinion and Order on Motion to Dismiss and Strike Summons and Complaint*,
2 entered on October 18th, 2024,
3 in the above-entitled action, the Honorable Michelle M. Evans presiding.

4 2. JURISDICTIONAL STATEMENT:

- 5 - Appellant has the right to appeal to the Idaho Supreme Court pursuant to *Idaho*
6 *Appellate Rules 11(a)(1)* and *17*.
- 7 - The orders described in paragraph 1 above are appealable as:
- 8 o The District Court has entered its *Judgment Re: Jeremy Bass* on
9 December 16th, 2024, accompanied by an *express Rule 54(b) Certificate*
10 wherein the Honorable Michelle M. Evans certified that *"there is no just*
11 *reason for the delay of the entry of a final judgment and that the Court*
12 *has as does hereby direct that the above judgment or order shall be a*
13 *final judgment upon which an appeal may be taken"*;
- 14 o Said Judgment constitutes a final judgment within the meaning of *Idaho*
15 *Rule of Civil Procedure 54(b)* and *Idaho Appellate Rule 11(a)(1)*, having
16 fully adjudicated all claims between Plaintiffs-Respondents and
17 Defendant-Appellant Jeremy L. Bass;
- 18 o The antecedent interlocutory orders, including the *Memorandum*
19 *Opinion and Order on Plaintiffs' Motion for Summary Judgment* entered
20 November 5th, 2024, and the *Opinion and Order on Motion to Dismiss*
21 *and Strike Summons and Complaint* entered October 18th, 2024, merge
22 into and become appealable upon entry of the final judgment pursuant
23 to established Idaho appellate jurisprudence.

- 1 - This *Notice of Appeal* is timely filed within forty-two (42) days from entry of the
2 final judgment and *Rule 54(b) Certificate* as prescribed by *Idaho Appellate Rule*
3 *14(a)*.

4 3. PRELIMINARY STATEMENT OF ISSUES ON APPEAL:

5 Appellant intends to assert the following issues on appeal, without prejudice to assert
6 additional issues as prescribed by *I.A.R. 17(f)*.

- 7 - WHETHER the District Court erred in its application of *Idaho Code § 45-1508* by:
- 8 o Misapplying the statutory protections afforded to bona fide purchasers
9 in the context of substantive defects that void a foreclosure sale *ab*
10 *initio*;
- 11 o Failing to distinguish between procedural deficiencies and substantive
12 defects as established in *Baker v. Nationstar Mortg., LLC*;
- 13 o Misinterpreting the scope of statutory protections in instances of
14 alleged auction irregularities.
- 15 - WHETHER the District Court's evidentiary determinations constitute reversible
16 error regarding:
- 17 o The adequacy of circumstantial evidence pertaining to pre-printed
18 checks matching auction bids;
- 19 o Documentary evidence and testimony alleging pre-coordinated bidding
20 practices;
- 21 o Video evidence demonstrating auction irregularities and procedural
22 deficiencies, with plaintiffs actively on the phone and being well
23 informed the whole time.

- 1 - WHETHER the District Court erred in its application of *Idaho Rule of Civil*
2 *Procedure 10(c)* by:
- 3 o Declining to consider Defendant's Filings Sections C, D, and E, submitted
4 on October 21st, 2024;
- 5 o Failing to incorporate explicitly referenced materials in the *Motion for*
6 *Reconsideration*.
- 7 - WHETHER the District Court's dismissal of evidence pertaining to trustee
8 misconduct and auction irregularities constitutes an abuse of discretion under
9 *Idaho Code § 45-1506*.
- 10 (Note: The appellant reserves the right to assert additional issues on appeal.)
- 11 4. SEALED RECORD: No part of the record has been sealed.
- 12 5. REPORTER'S TRANSCRIPT:
- 13 - [✓] The appellant requests the preparation of the reporter's standard transcript
14 as defined in *Rule 25(c), I.A.R.* in [✓] hard copy [✓] electronic format.
- 15 - The following proceedings are requested:
- 16 o Status Conference held on September 17th, 2024.
- 17 o Hearing on the *Motion for Dismissal* held on October 8th, 2024.
- 18 o Hearing on the *Motion for Summary Judgment* held on October 22nd
19 2024.
- 20 o Hearing on the *Defendant's Motion for Reconsideration* held on
21 December 6th, 2024;
- 22 - All other proceedings that may have occurred that is not already enumerated.

1 6. CLERK'S RECORD:

2 In addition to the standard record automatically included under *I.A.R. 28*, Appellant
3 requests the following documents be included in the clerk's record:

- 4 - The appellant designates that the clerk's record shall include all pleadings,
5 motions, memorandums, exhibits, affidavits, sur-replies and all other documents
6 filed in the trial court, including:
- 7 ○ Defendant's Filings Sections C, D, and E (submitted October 21st, 2024);
 - 8 ○ All video, audio, image, and text evidence submitted regarding auction
 - 9 proceedings;
 - 10 ○ All affidavits and exhibits attached to any motions or responses;
 - 11 ○ All correspondence regarding trustee conduct and auction procedures;
 - 12 ○ Documentation pertaining to pre-printed checks and auction
 - 13 participation.

14 This designation is made to ensure that all filed documents, including those not accepted
15 by the court, are reviewed by the appellate court.

16 7. EXHIBITS:

- 17 - The appellant requests the inclusion of all exhibits, charts, pictures and all forms
18 offered or admitted as evidence during trial or hearings.

19 8. CERTIFICATION OF APPELLANT:

20 I, JEREMY L. BASS, hereby certify:

- 21 - [✓] That service of this Notice of Appeal has been made upon each reporter from
22 whom a transcript has been requested, as named below at the address set out
23 below:

NAME: Linda Carlton

NAME: Nancy Towler

ADDRESS: lcarltonreporting@gmail.com ADDRESS: nancytowler@yahoo.com

- ☒ That the clerk of the district court has been paid the estimated fee of \$490 for preparation of the reporter's transcript;
- ☒ That the estimated fee for preparation of the clerk's record has been [or will be] paid upon receipt of such estimate;
- ☐ The appellant is exempt from paying the estimated fees for preparation of the transcript and record due to financial reasons stated in the accompanying affidavit;
- ☒ All appellate filing fees have been paid; and
- ☒ Service has been made upon all parties required pursuant to *Rule 20, I.A.R.*

Dated this 2nd day of January 2025.

Respectfully submitted,

Jeremy L. Bass

Defendant-Appellant / Perforce Pro Se



Jeremy L. Bass

Signature

Defendant-Appellant / Perforce Pro Se

CERTIFICATE OF MAILING

I certify that I have sent by email and first-class mail this **AMENDED NOTICE OF APPEAL** to Plaintiffs and Co-Defendant's counsel on January 2nd, 2025, at the following email address and postal address:

Lewis N. Stoddard, Bar No. 7766		Ken Nagy - Idaho Legal Aid Services, Inc.	
Email: lewis@hwmlawfirm.com	<input checked="" type="checkbox"/>	Counsel for Dwayne Pike	
Postal: Halliday, Watkins & Mann, P.C.	<input type="checkbox"/>	Email: kennagy@idaholegalaid.org	<input checked="" type="checkbox"/>
376 E 400 S, STE 300			
Salt Lake City, UT 84111-2906			



Jeremy L. Bass

Signature

Defendant-Appellant / Perforce Pro Se

CERTIFICATION AFFIDAVIT

STATE OF IDAHO)
 : SS.
County of NEZ PERCE)

Jeremy L. Bass, being sworn, deposes and says:

That the party is the appellant in the above-entitled appeal and that all statements in this notice of appeal are true and correct to the best of his knowledge and belief.

Jeremy L. Bass Signature
Defendant-Appellant / Perforce Pro Se

Subscribed and Sworn to before me this 2nd day of January, 2025.

Kylee Stamper
Notary Public for Idaho

Residing at Lewiston, Id Commission Expires: 11/21/29



ACKNOWLEDGMENT

STATE OF IDAHO)
 : SS.
County of NEZ PERCE)

On the 2nd day of January, 2025, before me, the undersigned Notary Public, personally appeared Jeremy L. Bass, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.

Kylee Stamper
Notary Public for Idaho

Residing at Lewiston, Id Commission Expires: 11/21/29

