

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case Number: 15-64523 PWB
Case Name: CLAUIO PABLO AVENDANO

Trustee: NEIL C GORDON, TRUSTEE
Filed (f) or Converted (c): 07/13/16 (c)
\$341(a) Meeting Date: 09/08/15
Claims Bar Date: 05/08/18

Period Ending: 12/31/22

1	2	3	4	5	6
Ref #	Petition/ Unscheduled Values	Estimated Net Value (Value Determined By Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=\$554(a) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
Asset Description (Scheduled And Unscheduled (u) Property)					
1	374,370.00	0.00		495,855.51	FA
2	43,410.00	42,876.00		15,950.00	FA
3	51,200.00	29,012.00	OA	0.00	FA
4	644,000.00	644,000.00		313,574.28	FA
5	48.00	0.00	OA	0.00	FA
6	1,000.00	0.00	OA	0.00	FA
7	5,000.00	0.00	OA	0.00	FA
8	500.00	0.00	OA	0.00	FA
9	5,000.00	0.00	OA	0.00	FA
10	300.00	0.00	OA	0.00	FA
11	5,000.00	0.00	OA	0.00	FA
12	2,000.00	0.00	OA	0.00	FA
13	500.00	0.00	OA	0.00	FA
14	500.00	0.00	OA	0.00	FA
15	1,500.00	0.00	OA	0.00	FA
16	45,000.00	45,000.00	OA	0.00	FA
TOTALS (Excluding Unknown Values)		\$1,179,328.00		\$825,379.79	\$0.00

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ASSET CASES

Major activities affecting case closing:

Debtor's Chapter 7 case was converted to Chapter 13 and later involuntarily reconverted to Chapter 7, after which Trustee began to administer the assets of the Estate. Trustee vigorously negotiated with multiple potential buyers for Debtor's Commercial Property. After multiple rounds of bidding, Trustee entered into a Purchase and Sale Agreement for sale of the Commercial Property "as is, where is," for the total sale price of \$415,000.00, subject to Bankruptcy Court approval. Trustee filed pursuant to 11 U.S.C. §§ 363(b) and (f) Trustee's Motion for (I) Approval of Bidding and Auction Procedures, (II) Authority to (A) Sell Property of the Estate Free and Clear of Liens, Claims, Interests and Encumbrances and (B) Disburse Certain Proceeds at Closing, and (III) Turnover of Commercial Property Prior to Closing of Proposed Sale (the "Sale Motion") [Doc. No. 113]. At the Sale Hearing, Trustee conducted an auction to sell the Commercial Property to the highest bidder (the "Auction"). As a result of the Auction, the successful bidder placed the \$475,000.00 winning bid price (the "Purchase Price"). The Court entered an Order [Doc. No. 126], granting the Sale Motion and approving sale of the Commercial Property at the Purchase Price (the "Sale Order"). Trustee closed on the sale of the Property. There was no commission paid to a realtor or auctioneer. Trustee's closing attorney and authorized disbursing agent made those disbursements authorized by the Sale Order.

Debtor filed a second Motion to Convert to Chapter 13 [Doc. No. 120]. Trustee filed his objection to same [Doc. No. 135]. Based upon the record in the case, the testimony at the hearing, and the arguments of the parties, the Court found that Debtor failed to carry his burden of proof on the Motion to Re-convert. The Trustee's objection was sustained and the Debtor's motion to Re-Convert was denied pursuant to Court Order [Doc. No. 138].

Trustee filed pursuant to 11 U.S.C. §§ 363(b) and (f) a Motion for Authority to (I) Sell Real Property of the Estate Free and Clear of Liens, Interests, and Encumbrances and (II) Disburse Certain Proceeds at Closing [Doc. No.102] (the "Andy Mountain Sale Motion"), seeking authority to sell the Andy Mountain Property by public auction. After a lengthy hearing, the Court entered an Order [Doc. No. 110], granting the Andy Mountain Sale Motion and approving the Contract (the "Andy Mountain Sale Order"). Trustee entered into a Purchase and Sale Agreement for the sale of the Andy Mountain Property "as is, where is" for a sale price of \$15,950.00, inclusive of a ten (10%) percent buyer's premium of \$1,450.00. Trustee closed on the sale of the Andy Mountain Property. Trustee's authorized disbursing agent made those disbursements authorized by the Andy Mountain Sale Order. (The Court allowed Debtor to exempt as his homestead a second uninhabitable home on Timmons Drive that was not Debtor's homestead. This precluded Trustee from selling that property.)

Trustee tried unsuccessfully to persuade Debtor to execute an irrevocable power of attorney with respect to the Chilean property to avoid an expensive and time-consuming ancillary insolvency proceeding in Chile. Trustee filed an application for employment of Ricardo Reveco and the law firm of Carey y Cía as Special Counsel to represent the estate with respect to efforts to liquidate the Chile Property, including, if necessary, the commencement and handling of an ancillary insolvency proceeding in Chile (Doc. No. 145) (the "Special Counsel Application"). In the Special Counsel Application, Trustee noted that "Ancillary proceedings may not be necessary if Debtor executes an irrevocable power of attorney to sell the Chile Property, which irrevocable mandate will need to be granted by a public deed executed before a consul of Chile in the United States." The Court entered an Order [Doc. No. 146] granting the Special Counsel Application and approving the Trustee's employment of Carey y Cía ("Special Counsel") as special counsel for the estate. Thereafter, Trustee coordinated with Special Counsel and attempted to coordinate with the Debtor to arrange a schedule for the Debtor to fly to the Chile consulate in Miami at the Estate's expense so that the Debtor could execute the necessary power of attorney documents before a consul of Chile. After much delay, Debtor sent counsel for Trustee an email which made it clear that Debtor had no intention of cooperating with the Trustee in a streamlined procedure that would permit the estate to sell the Chile Property without the necessity of filing an ancillary insolvency proceeding in the courts of Chile. Trustee filed a motion seeking authority for Trustee to (i) act as the foreign representative (as such term is defined in the cross-border regulation of the insolvency laws of Chile) for the Debtor; (ii) seek recognition by the courts of Chile of the chapter 7 case and the orders entered by this Court; (iii) request the courts of Chile to lend assistance to this Court in protecting the property of the Debtor's estate; and (iv) seek any other appropriate relief from the courts of Chile, as applicable, that is just and proper in furtherance of the protection of the Debtor's estate or the interest of a creditor or creditors [Doc. No. 150]. Pursuant to Court Order [Doc. No. 152], Trustee's motion was granted. Ancillary proceeding in Chile proceeded under representation of special counsel. Surveys performed. The court in Chile rejected the ownership claims of the "buyers" of the lots sold by Debtor out of trust without authority of either court. Buyers appealed unsuccessfully. Bankruptcy court hearing held on 6/18/19. Pursuant to Court Order entered 8/30/19 [Doc. No. 201], the sale of the Property was approved subject to approval by the Chilean court once obtained. The ancillary proceedings in Chile for the sale of the property were stalled due to COVID-19. The sale was finally held and exceeded the reserve amount. Special counsel filed a motion with the Chilean Court to confirm the sale. It took another full year for the sale to be confirmed and the Chilean register to record it. Thereafter, the sale proceeds were remitted to the Trustee.

Final tax returns filed. Trustee preparing his Final Report.

Initial Projected Date of Final Report (TFR): December 31, 2017

Current Projected Date of Final Report (TFR): February 28, 2023

January 31, 2023

Date

/s/ NEIL C GORDON, TRUSTEE

NEIL C GORDON, TRUSTEE

**Form 2
Cash Receipts and Disbursements Record**

Case Number: 15-64523 PWB
Case Name: CLAUIO PABLO AVENDANO
Taxpayer ID#: *****6519
Period: 01/01/22 - 12/31/22

Trustee: NEIL C GORDON, TRUSTEE
Bank Name: Union Bank
Account: *****9076 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
10/03/16	Asset #1	Gregory M Daniel	Down Payment for Purchase of Commercial Property Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-000	20,000.00		20,000.00
10/21/16	Asset #1	Jarrod M Plunkett	Earnest Money/Down Payment for Purchase of Commercial Property Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-000	20,000.00		40,000.00
10/31/16	101	Gregory M Daniel	Return of Earnest Money Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	8500-002		20,000.00	20,000.00
11/07/16		Campbell & Brannon	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-000	455,000.00		475,000.00
11/07/16	102	Campbell & Brannon	Seller's Closing Costs Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)			405,363.99	69,636.01
11/07/16		2014 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	12,520.50 2820-000			69,636.01
11/07/16		2015 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	7,045.02 2820-000			69,636.01
11/07/16		2016 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	5,798.47 2820-000			69,636.01

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Trustee: NEIL C GORDON, TRUSTEE
Bank Name: Union Bank
Account: *****9076 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
11/07/16		Jerry Austin	Seller's Closing Costs Pursuant to Court Order Entered 10/24/16 (Doc. No. 126) 380,000.00	4110-000			69,636.01
11/08/16		Campbell & Brannon, LLC	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-000	405,363.99		475,000.00
11/08/16	Asset #1	Campbell & Brannon, LC	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-000	455,855.51		930,855.51
11/08/16		Campbell & Brannon	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126) Reversal VOID: Erroneous Amount	1110-000	-455,000.00		475,855.51
11/08/16		Campbell & Brannon, LLC	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126) Reversal VOID: Erroneous Amount	1110-000	-405,363.99		70,491.52
07/17/17		Carey y Cia. Limitada	Pursuant to Court Order Approving Advancement to Local Counsel Entered 5/31/17 (Doc. No. 158) Outgoing wire transfer approved by M. Ochs of UST on 7/14/17.	3210-000		5,000.00	65,491.52
09/12/17	Asset #2	Campbell & Brannon	Gross Real Property Sale Proceeds Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)	1110-000	13,450.00		78,941.52

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Taxpayer ID#: *****6519
Period: 01/01/22 - 12/31/22

Trustee: NEIL C GORDON, TRUSTEE
Bank Name: Union Bank
Account: *****9076 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
09/12/17	103	Campbell & Brannon, LLC	Seller's Closing Costs Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)			2,000.14	76,941.38
09/12/17		Campbell & Brannon, LLC	Seller's Closing Costs Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)	2820-000	262.40		76,941.38
09/12/17		2016 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)	2820-000	506.59		76,941.38
09/12/17		2015 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)	2820-000	525.21		76,941.38
09/12/17		2014 Douglas County Taxes	Seller's Closing Costs Pursuant to Court Order Approving Motion to Sell Entered 9/15/16 (Doc. No. 110)	2820-000	705.94		76,941.38
09/22/17	Asset #2	Weeks Auction Group, Inc.	Earnest Money for Auctioned Real Property Pursuant to Court Order Entered 9/15/16 (Doc. No. 110)	1110-000	2,500.00		79,441.38

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Trustee: NEIL C GORDON, TRUSTEE
Bank Name: Union Bank
Account: *****9076 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
01/19/18	104	Weeks Auction Group, Inc.	Fees & Expenses Pursuant to Court Order Entered 1/5/18 (Doc. No. 166)			2,700.00	76,741.38
01/19/18		Weeks Auction Group, Inc.	Fees & Expenses Pursuant to Court Order Entered 1/5/18 (Doc. No. 166)	1,250.00 3620-000			76,741.38
01/19/18		Weeks Auction Group, Inc.	Fees & Expenses Pursuant to Court Order Entered 1/5/18 (Doc. No. 166)	1,450.00 3610-000			76,741.38
12/17/18		Union Bank	Account Closeout Transfer Adjustment	9999-000		76,741.38	0.00

ACCOUNT TOTALS	511,805.51	511,805.51	\$0.00
Less: Bank Transfers	0.00	76,741.38	
Subtotal	511,805.51	435,064.13	
Less: Payment to Debtors		0.00	
NET Receipts / Disbursements	\$511,805.51	\$435,064.13	

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Taxpayer ID#: *****6519
Period: 01/01/22 - 12/31/22

Trustee: NEIL C GORDON, TRUSTEE
Bank Name: East West Bank
Account: *****0281 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
12/17/18		East West Bank	Account Opening Deposit Adjustment	9999-000	76,741.38		76,741.38
06/30/20		East West Bank	Bank and Technology Services Fee	2600-000		130.84	76,610.54
07/31/20		East West Bank	Bank and Technology Services Fee	2600-000		126.53	76,484.01
08/31/20		East West Bank	Bank and Technology Services Fee	2600-000		126.33	76,357.68
09/30/20		East West Bank	Bank and Technology Services Fee	2600-000		122.05	76,235.63
10/30/20		East West Bank	Bank and Technology Services Fee	2600-000		121.85	76,113.78
11/30/20		East West Bank	Bank and Technology Services Fee	2600-000		125.71	75,988.07
12/31/20		East West Bank	Bank and Technology Services Fee	2600-000		125.50	75,862.57
01/29/21		East West Bank	Bank and Technology Services Fee	2600-000		117.52	75,745.05
02/26/21		East West Bank	Bank and Technology Services Fee	2600-000		113.31	75,631.74
03/31/21		East West Bank	Bank and Technology Services Fee	2600-000		137.39	75,494.35
04/30/21		East West Bank	Bank and Technology Services Fee	2600-000		121.00	75,373.35
05/28/21		East West Bank	Bank and Technology Services Fee	2600-000		112.75	75,260.60
06/30/21		East West Bank	Bank and Technology Services Fee	2600-000		132.69	75,127.91
07/30/21		East West Bank	Bank and Technology Services Fee	2600-000		120.41	75,007.50

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Trustee: NEIL C GORDON, TRUSTEE
Bank Name: East West Bank
Account: *****0281 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
08/31/21		East West Bank	Bank and Technology Services Fee	2600-000		128.23	74,879.27
09/30/21		East West Bank	Bank and Technology Services Fee	2600-000		120.01	74,759.26
10/29/21		East West Bank	Bank and Technology Services Fee	2600-000		115.83	74,643.43
11/30/21		East West Bank	Bank and Technology Services Fee	2600-000		127.61	74,515.82
12/31/21		East West Bank	Bank and Technology Services Fee	2600-000		123.41	74,392.41
01/31/22		East West Bank	Bank and Technology Services Fee	2600-000		123.23	74,269.18
02/28/22		East West Bank	Bank and Technology Services Fee	2600-000		111.10	74,158.08
03/31/22		East West Bank	Bank and Technology Services Fee	2600-000		122.82	74,035.26
04/29/22		East West Bank	Bank and Technology Services Fee	2600-000		120.31	73,914.95
05/23/22		Carey Y Cia Limitada	Receipt of Incoming Wire Transfer of Net Real Property Sale Proceeds Pursuant to Court Order Entered 4/11/17 (Doc. No. 152)		262,622.12		336,537.07
05/23/22	Asset #4		Net Real Property Sale Proceeds Pursuant to Court Order Entered	313,574.28 1110-000			336,537.07
05/23/22		Carey Y Cia Limitada		-50,952.16 3210-000			336,537.07
05/31/22		East West Bank	Bank and Technology Services Fee	2600-000		226.80	336,310.27
06/30/22		East West Bank	Bank and Technology Services Fee	2600-000		546.50	335,763.77

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Account: *****0281 - Checking
Blanket Bond: \$33,665,000.00 (per case limit)
Separate Bond: N/A

1 Trans. Date	2 Check or Ref. #	3 Paid To / Received From	4 Description of Transaction	Uniform Tran. Code	5 Receipts \$	6 Disbursements \$	7 Checking Account Balance
07/29/22		East West Bank	Bank and Technology Services Fee	2600-000		545.62	335,218.15
08/31/22		East West Bank	Bank and Technology Services Fee	2600-000		544.73	334,673.42
09/30/22		East West Bank	Bank and Technology Services Fee	2600-000		543.84	334,129.58
10/31/22		East West Bank	Bank and Technology Services Fee	2600-000		542.96	333,586.62
11/30/22		East West Bank	Bank and Technology Services Fee	2600-000		542.96	333,043.66

ACCOUNT TOTALS	339,363.50	6,319.84	\$333,043.66
Less: Bank Transfers	76,741.38	0.00	
Subtotal	262,622.12	6,319.84	
Less: Payment to Debtors		0.00	
NET Receipts / Disbursements	\$262,622.12	\$6,319.84	

TOTAL - ALL ACCOUNTS	Net Receipts	Net Disbursements	Account Balances
Checking # *****0281	262,622.12	6,319.84	333,043.66
Checking # *****9076	511,805.51	435,064.13	0.00
	\$774,427.63	\$441,383.97	\$333,043.66