

FORM 1  
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**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Case No: 15-64523 PWB Judge: Paul W. Bonapfel Trustee Name: NEIL C GORDON, TRUSTEE  
Case Name: CLAUDIO PABLO AVENDANO Date Filed (f) or Converted (c): 07/13/2016 (c)  
341(a) Meeting Date: 09/08/2015  
For Period Ending: 09/30/2018 Claims Bar Date: 05/08/2018

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. COMMERCIAL PROPERTY LOCATED AT: 155 LIBERTY ROAD, VILLA RICA	374,370.00	0.00		495,855.51	FA
2. HOUSE AND 1.5 ACRE LOT AT: 3191 ANDY MOUNTAIN ROAD, VILLA RI	43,410.00	42,876.00		15,950.00	FA
3. RESIDENTIAL 4.29 ACRE LOT LOCATED: 8931 TIMMONS CIRCLE, VILL	51,200.00	50,512.00	OA	0.00	FA
4. SUBDIVISION: 161 1-Acre Lots, La Higuera, Chile	644,000.00	644,000.00		0.00	644,000.00
5. CASH	48.00	0.00		0.00	0.00
6. SINGLE CHECKING ACCOUNT WELLS FARGO BANK	1,000.00	0.00		0.00	0.00
7. HOUSEHOLD GOODS AND FURNISHINGS (NO ITEM EXCEEDING \$300.00 V	5,000.00	0.00	OA	0.00	FA
8. MISC. CLOTHING	500.00	0.00	OA	0.00	FA
9. BOOKS AND ANTIQUES	5,000.00	0.00		0.00	0.00
10. MISC. JEWELRY	300.00	0.00		0.00	0.00
11. 2010 TOYOTA YARIS (40K MILES)	5,000.00	0.00		0.00	0.00
12. 1997 TOYOTA TACOMA (120K MILS)	2,000.00	0.00		0.00	0.00
13. RUSTED OUT ICE CREAM VAN	500.00	0.00		0.00	0.00
14. RUSTED OUT GMC TRUCK	500.00	0.00		0.00	0.00
15. TRADE TOOLS	1,500.00	0.00		0.00	0.00
16. INVENTORY - MEN'S SUITS, JACKETS AND SLACKS	45,000.00	45,000.00		0.00	45,000.00
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		0.00	Unknown

Gross Value of Remaining Assets

TOTALS (Excluding Unknown Values) \$1,179,328.00 \$782,388.00 \$511,805.51 \$689,000.00  
(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

Trustee vigorously negotiated with multiple potential buyers for the 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 again filed a Motion to Re-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.

Trustee tried to persuade Debtor to execute an irrevocable power of attorney with respect to the Chilean property to avoid an expensive ancillary insolvency proceeding in Chile. Trustee filed an application for employment of Ricardo Reveco and the law firm of Carey y Cia 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 Cia ("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 is proceeding under representation of special counsel. Surveys being performed. The court in Chile has just rejected the ownership claims of the "buyers" of the sold lots sold by Debtor without authority of either court.

Initial Projected Date of Final Report (TFR): 12/31/2017 Current Projected Date of Final Report (TFR): 07/31/2020

Trustee Signature: /s/ NEIL C GORDON, TRUSTEE Date: 10/30/2018

NEIL C GORDON, TRUSTEE  
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Atlanta GA 30363-1031  
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(404) 873-8596  
neil.gordon@agg.com

FORM 2  
ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-64523  
Case Name: CLAUJO PABLO AVENDANO

Trustee Name: NEIL C GORDON, TRUSTEE  
Bank Name: Union Bank  
Account Number/CD#: XXXXXX9076  
Checking

Taxpayer ID No: XX-XXX6519  
For Period Ending: 09/30/2018

Blanket Bond (per case limit): \$30,390,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
10/03/16	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	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 P. O. Box 422 Winston GA 30187	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)	1110-001	\$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
		Jerry E. Austin		(380,000.00)	4110-000		
		2016 Douglas County Taxes		(\$5,798.47)	2820-000		
		2014 Douglas County Taxes		(\$12,520.50)	2820-000		
		2015 Douglas County Taxes		(\$7,045.02)	2820-000		
11/08/16		Campbell & Brannon, LLC	Balance of Gross Real Property Sale Proceeds Pursuant to Court Order Entered 10/24/16 (Doc. No. 126)	1110-001	\$405,363.99		\$475,000.00
11/08/16	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

Page Subtotals:

\$1,356,219.50

\$425,363.99

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1	2	3	4		5	6	7
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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 Isidora Goyenechea 2800 Piso 42 755-0647 Santiago, Chile	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	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
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
		2014 Douglas County Taxes		(\$705.94)	2820-000		
		2015 Douglas County Taxes		(\$525.21)	2820-000		
		2016 Douglas County Taxes		(\$506.59)	2820-000		
		Prorated 2017 Douglas County Taxes		(\$262.40)	2820-000		
09/22/17	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

Page Subtotals:

(\$844,413.99)

\$7,000.14

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Taxpayer ID No: XX-XXX6519  
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Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
01/19/18	104	Weeks Auction Group, Inc. Attn: Mark Manley 2186 Sylvester Highway Moultrie GA 31768	Fees & Expenses Pursuant to Court Order Entered 1/5/18 (Doc. No. 166)			\$2,700.00	\$76,741.38
		Weeks Auction Group, Inc.		3610-000			
				3620-000			

COLUMN TOTALS	\$511,805.51	\$435,064.13
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$511,805.51	\$435,064.13
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$511,805.51	\$435,064.13

TOTAL OF ALL ACCOUNTS			
	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
XXXXXX9076 - Checking	\$511,805.51	\$435,064.13	\$76,741.38
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	\$511,805.51	\$435,064.13	\$76,741.38
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$0.00		
Total Net Deposits:	\$511,805.51		
Total Gross Receipts:	\$511,805.51		

Trustee Signature: /s/ NEIL C GORDON, TRUSTEE Date: 10/30/2018

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