IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS HOUSTON DIVISION

SECURITIES AND EXCHANGE	§	
COMMISSION,	§	
	§	
Plaintiff,	§	
	§	
VS.	§	
	§	
MAURICIO CHAVEZ, GIORGIO	§	CIVIL ACTION NO. 4:22-CV-03359
BENVENUTO and CryptoFX, LLC,	§	
	§	JUDGE ANDREW S. HANEN
Defendants.	§	
	§	
CBT Group, LLC,	§	
	§	
Relief Defendant.	§	

RECEIVER'S REPORT AND CONFIRMATION OF PRIVATE SALE OF REAL PROPERTY

On November 3, 2023, John Lewis, Jr., the court-appointed Receiver for Mauricio Chavez, Giorgio Benvenuto, and CryptoFX, LLC, Defendants, and CBT Group, LLC, Relief Defendant, and their assets, filed an unopposed Motion for Approval of Private Sale of Real Property ("Motion") located at S432500 Clear Creek Development Lot 1 Acres 25.132, Hempstead, Texas 77445 ("Subject Property").

In the Motion, Receiver represented that he had published notice of the terms of the Subject Property in a newspaper of general circulation in the geographic area where the Subject Property is located. Receiver further represented that he would confirm the dates of publication upon completion of the notice period and that he would promptly notify the Court if he received any qualifying competing bids prior to the Court's approval of the sale (Dkt. 97, ¶ 18). Now that the notice period has expired, Receiver confirms that notice of the terms of the Subject Property was published in a real estate sales advertisement in the Greensheet newspaper (a newspaper of general

circulation in the geographic area where the Subject Property is located) from October 31, 2023 through November 14, 2023. Receiver did not receive any qualifying competing bids.

On November 8, 2023, the Court granted the Receiver's Motion and entered an Order approving the sale of the Subject Property on November 8, 2023 (Dkt. 98). Given the Court's approval and the absence of any competing offers, the Parties closed on the sale of the Subject Property in all respects on November 28, 2023. In order to record and execute the deed to the Subject Property, Receiver is required to file a report of sale with the Court and seek an Order from the Court confirming the sale and authorizing the Receiver to execute the deed.

WHEREFORE, the Receiver respectfully requests that this Court enter an order confirming the private sale of real property located at S432500 Clear Creek Development Lot 1 Acres 25.132, Hempstead, Texas 77445 and authorizing the Receiver to execute the deed to the Subject Property.

Dated: December 7, 2023 Respectfully submitted,

SHOOK HARDY & BACON LLP

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Counsel for John Lewis Jr. Court-Appointed Receiver

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CBT Group, LLC,	8	
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Relief Defendant.	8	
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[PROPOSED] ORDER APPROVING PRIVATE SALE OF REAL PROPERTY

On November 8, 2023, the Court granted Receiver's unopposed Motion for Approval of Private Sale of Real Property ("Motion") located at S432500 Clear Creek Development Lot 1 Acres 25.132, Hempstead, Texas 77445 ("Subject Property") and entered an Order approving the Sale of Real Property (Dkt. 98).

The Parties closed on the sale of the Subject Property on November 28, 2023. On December 7, 2023, Receiver filed a Report of Sale with the Court, which requested that the Court enter an Order confirming the sale of private property and authorizing the Receiver to execute the deed to the Subject Property.

Having considered the Receiver's Report of Sale of Private Property, as well as the Court's prior Order approving the sale of Private Property, the Court hereby confirms the sale of the Subject Property and authorizes the Receiver to execute the deed to the Subject Property.

Accordingly, IT IS HEREBY	ORDEREI	D that the Court confirms the sale of the Subject
Property as described in the Receiver's	s Motion.	
IT IS SO ORDERED this	_day of	, 2023.
		JUDGE ANDREW S. HANEN
		UNITED STATES DISTRICT JUDGE