

UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

Case No: 8:20-cv-325-T-35AEP

BRIAN DAVISON, BARRY M.  
RYBICKI, EQUIALT LLC, EQUIALT  
FUND, LLC, EQUIALT FUND II, LLC,  
EQUIALT FUND III, LLC, EA SIP,  
LLC, 128 E. DAVIS BLVD, LLC, 310  
78TH AVE, LLC, 551 3D AVE S, LLC,  
604 WEST AZEELE, LLC, 2101 W.  
CYPRESS, LLC, 2112 W. KENNEDY  
BLVD, LLC, 5123 E. BROADWAY  
AVE, LLC, BLUE WATERS TI, LLC,  
BNAZ, LLC, BR SUPPORT SERVICES,  
LLC, BUNGALOWS TI, LLC, CAPRI  
HAVEN, LLC, EA NY, LLC, EQUIALT  
519 3RD AVE S., LLC, MCDONALD  
REVOCABLE LIVING TRUST, SILVER  
SANDS TI, LLC, and TB OLDEST  
HOUSE EST. 1842, LLC,

Defendants.

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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver's Verified Motion for Approval of Private Sale of Real Property Located in Hillsborough County, Florida – 2111 West Saint Louis Street, Tampa, Florida. (Dkt. 259) At the request of the Securities and Exchange Commission ("SEC"), the Court appointed the Receiver on February 14, 2020 and directed him, in relevant part, to "[t]ake immediate possession of all property, assets and estates of every kind of the Corporate Defendants and Relief

Defendants,” which includes “all real property of the Corporate Defendants and Relief Defendants, wherever situated, and to administer such assets as is required in order to comply with the directions contained in this Order.” (Dkt.11) The SEC and Barry Rybicki have consented to the relief requested by the Receiver in the Motion. (Dkt. 259 at 10) It is hereby **ORDERED and ADJUDGED** that:

1. The sale of the real property located at 2111 West Saint Louis Street, Tampa, Hillsborough County, Florida 33607 better known as Hillsborough Parcel Folio Number: 177459-0000, with the following legal description: “Lot 26, Block 6, Bouton & Skinner’s Addition to West Tampa, according to the Plat thereof as recorded in Plat Book 1, Page 78, Public Records of Hillsborough County, Florida. Together with the South 1/2 of vacated alley abutting said Lot 26 along the North boundary line as vacated in Ordinance recorded in Official Records Book 4095, Page 1414, Public Records of Hillsborough County, Florida” (“the Property”), pursuant to the Purchase and Sale Agreement attached as Exhibit 1 to the Motion, is hereby **APPROVED**.
2. The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.
3. The Receiver is hereby directed to transfer the Property to Nathan D. Sahn free and clear of all claims, liens, and encumbrances by way of a Receiver’s Deed, pursuant to Purchase and Sale Agreement.

**DONE and ORDERED** in Tampa, Florida, this 4<sup>th</sup> day of February 2021.

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**Copies furnished to:**  
Counsel of Record  
Any Unrepresented Person