

**UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION**

**SECURITIES AND EXCHANGE  
COMMISSION,**

**Plaintiff,**

**v.**

**Case No. 8:20-cv-325-MSS-AEP**

**BRIAN DAVISON,  
BARRY M. RYBICKI,  
EQUIALT LLC,  
EQUIALT FUND, LLC  
EQUIALT FUND II, LLC,  
EQUIALT FUND III, LLC,  
EA SIP, LLC,**

**Defendants,**

**and**

**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;  
TB OLDEST HOUSE EST. 1842, LLC.**

**Relief Defendants.**

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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver's Unopposed Motion to Approve Transfer of Title to the Property Located at 4619 Belfast Drive, New Port Richey, Florida 34652 (the "Property"). (Dkt. 418) 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 Court previously approved the sale of the Property as part of an auction conducted by the Receiver. (Dkt. 349) The Property was sold at auction to TJD FLA Properties LLC, and the Receiver requests that the Court approve the transfer of title of the Property to TJD FLA Properties LLC. (Dkt. 418) The SEC and Defendants Brian Davison and Barry Rybicki concur in the Motion. (*Id.* at 3) The Receiver provides the Sale Procedures Agreement for the Property for the Court's review. (Dkt. 418-1)

Accordingly, it is hereby **ORDERED AND ADJUDGED** that:

1. The Receiver's Motion, (Dkt. 418), is **GRANTED**.
2. Transfer of title to the Property located at 4619 Belfast Drive, New Port Richey, Florida 34652, better known as Pasco County Property Appraiser's

Parcel Id Number (PIN): 17-26-16-0070-00000-0770, to TJD FLA Properties

LLC is **APPROVED**. The Property's legal description is as follows:

**Lot 77, Shamrock Heights Unit Three, according to the map or plat thereof as recorded in Plat Book 8, Page 27, Public Records of Pasco County, Florida.**

3. Said transfer shall be free of any and all liens and encumbrances.

**DONE and ORDERED** in Tampa, Florida, this 27th day of September 2021.

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record