#### 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; Defendants, and

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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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## RECEIVER'S NOTICE OF LACK OF BONA FIDE OFFERS REGARDING THE SALE OF 2569 QUEENSBORO <u>AVENUE SOUTH, ST. PETERSBURG, FLORIDA</u>

On November 24, 2021, Burton W. Wiand, as Receiver (the "**Receiver**") over the assets of the above-captioned corporate defendants and relief defendants,<sup>1</sup> filed the Receiver's Verified Unopposed Motion to Approve Private Sale of Real Property — 2569 Queensboro Avenue South, St. Petersburg, Florida (Doc. 447) (the "**Motion**" and the "**Property**"). The Motion has been granted (Doc. 452).

A notice of the proposed sale was attached as Exhibit 5 to the Motion (the "Notice of Sale"). On November 28, 2021, the Notice of Sale was published in The Tampa Bay Times, which is a newspaper that is regularly issued and of general circulation in the district where the Property is located. An affidavit of publication for the Notice of Sale is attached hereto as **Exhibit 1**. As indicated in the Motion, the Receiver files this notice to inform the Court that pursuant to 28 U.S.C. § 2001(b), no "bona fide offers" were received.

<sup>&</sup>lt;sup>1</sup> The ("**Receiver**" and the "**Receivership**" or "**Receivership Estate**") has been expanded to include the Corporate Defendants, Relief Defendants and the following entities: EquiAlt Qualified Opportunity Zone Fund, LP; EquiAlt QOZ Fund GP, LLC; EquiAlt Secured Income Portfolio REIT, Inc.; EquiAlt Holdings LLC; EquiAlt Property Management LLC; and EquiAlt Capital Advisors, LLC. *See* Doc. 184, at 6-7. *See also*, Doc. 284.

Respectfully submitted,

#### s/R. Max McKinley

Jared J. Perez, FBN 0085192 jperez@guerraking.com R. Max McKinley, FBN 119556 mmckinley@guerraking.com GUERRA KING P.A. 1408 N. Westshore Blvd. Ste 1010 Tampa, FL 33607 Tel: (813) 347-5100 Fax: (813) 347-5198

and

Katherine C. Donlon, FBN 0066941 kdonlon@jclaw.com JOHNSON, CASSIDY, NEWLON & DECORT P.A. 2802 N. Howard Avenue Tampa, FL 33607 Tel: (813) 291-3300 Fax: (813) 324-4629

Attorneys for the Receiver Burton W. Wiand

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on March 1, 2022, I electronically filed

the foregoing with the Clerk of the Court by using the CM/ECF system.

#### <u>s/ R. Max McKinley</u>

R. Max McKinley

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# **EXHIBIT 1**

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# Tampa Bay Times Published Daily

## STATE OF FLORIDA COUNTY OF Pinellas

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: 2569 Queensboro Ave. S., was published in Tampa Bay Times: 11/28/21 in said newspaper in the issues of Baylink Pinellas

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affian

Sworn to and subscribed before me this .11/28/2021

Signal ure of No ary Public

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Personally known

or produced identification

Type of identification produced



JESSICA ATTARD Commission # GG 308686 Expires March 28, 2023 Bonded Thru Budget Notary Services NOTICE OF SALE 2569 Queensboro Ave. S., St. Petersburg, Florida, 33712

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Burton W. Wiand as the Court-appointed Receiver IN SECURITIES AND EXCHANGE COMMISSION V. BRIAN DAVISON et al., CASE NO. 8:20-CV-325-T 35AEP (M.D. Fla.), will conduct a private sale of the property located at 2569 Queensboro Ave. S., St. Petersburg, Florida, 33712 to Shlomo Darwish for \$162,000. The sale is subject to approval by the U.S. District Court. Pursuant to 28 U.S.C. § 2001, bona fide offers that exceed the sale price by 10% must be submitted to the Receiver within 10 days of the publication of this notice. All offers or inquiries regarding the property or its sale should be made to the Receiver at 114 Turner St. Clearwater, FL 33756. Telephone: (727) 235-6769. Email: Burt@BurtonWWiandPA.com. 11/28/21 0000197477