

**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, 128 E. DAVIS
BLVD, LLC, 310 78TH AVE, LLC,
551 3D AVE S, LLC, 604 WEST
AZELEE, 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.

ORDER

THIS CAUSE comes before the Court for consideration of the Receiver's
Verified Unopposed Motion to Approve Private Sale of Real Property located at 1500

Bell Ridge Road, Johnson City, Tennessee. (Dkt. 588) 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 “[m]ake or authorize such payments and disbursements from the funds and assets taken into control, or thereafter received by the Receiver, and incur, or authorize the incurrence of, such expenses and make, or authorize the making of, such agreements as may be reasonable, necessary, and advisable in discharging the Receiver’s duties.” (Dkt. 11)

The Court has received and reviewed the Real Estate Purchase and Sale Agreement and the exhibits attached thereto. (Dkts. 588-1, 588-2, 588-3, 588-4 and 588-5) The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.

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


1. The Receiver’s Motion, (Dkt. 588), is **GRANTED**.
2. The Purchase of the Property located on Washington County Tax Map 047P, Group E, Parcel 003.00, better known as Washington County Warranty Deed Book 965, Page 368 (the “Property”) is **APPROVED**. The legal description is as follows:

Situated, lying and being in the Ninth (9th) Civil District of Washington County, Tennessee, to-wit:

Beginning at an iron pin found in the southeasterly right-of-way of Oregon Street and corner to Earnest Campbell (Roll I Image 1485); thence in a Northeasterly direction along said right-of-way North 40°54'39" East, 33.97 feet to an iron pin in the Southwesterly right-of-way of Bell Ridge Road; thence in a Northeasterly direction along said right-of-way the following eleven calls and distances to wit: North 62°29'50" East, 87 feet to an iron pin; North 60°40'35" East, 115.66 feet to an iron pin; North 66°28'31" East, 27.32 feet to an iron pin; North 77°45'17" East, 52.55 feet to an iron pin; South 75°22'47" East, 157.68 feet to an iron pin; South 59°03'15" East, 28.31 feet to an iron pin; South 34°16'59" East, 59.91 feet to an iron pin; South 07°24'25" West, 99.17 feet to an iron pin; South 19°05'49" West, 150.68 feet to an iron pin; South 05°43'23" West, 51.82 feet to an iron pin; South 08°49'58" East, 82.07 feet to an iron pin found, corner to Bill Dunbar (Deed Book 669, Page 292); Thence leaving said right-of-way and with the line of Dunbar, South 64°40'51" West, 213.75 feet to an iron pin found, corner to C W Campbell (Roll 45 Image 789); Thence with the line of Campbell S 64°26'30" West, 205.25 feet to an iron pin set in the line of James Caudle (Deed Book 627, Page 550); thence with the line of Caudle in part and Jackie Beard (Deed Book 633, Page 112) in part North 27°58'58" West, 205.00 feet to an iron pin found, corner to Earnest Campbell; thence with the line of Campbell the following two calls and distances to-wit: North 40°31'21" East, 200.00 to an iron pin set; North 26°06'15" West, 200 feet to the point of BEGINNING, containing 5.196 acres, more or less, as shown by survey dated September 3, 1998, entitled "Phil A and Suzanne C Street" prepared by William Michael Glass, TRLD #927, 120 1/2 Boone Street, Jonesborough, TN 37659.

Being the same property conveyed to EA Sip TN Holdings, LLC, by Warranty Deed from Mark Boyd Dishman, II and wife, Elizabeth A. Dishman, of record in Roll 965, Image 368, in the Register's Office for Washington County, Tennessee, dated August 20, 2018, and recorded on August 20, 2018.

DONE and ORDERED in Tampa, Florida, this 8th day of August 2022.



MARY S. SCRIVEN
UNITED STATES DISTRICT JUDGE

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Counsel of Record