

**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.**

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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver's  
Unopposed Motion to Approve the Transfer of Title to the Property Located at 812

29<sup>th</sup> Street NW, Winter Haven, FL 33881, (Dkt. 594), the Receiver's Unopposed Motion to Approve the Transfer of Title to the Property Located at 3102 Moog Road, Holiday, FL 34691, (Dkt. 595), the Receiver's Unopposed Motion to Approve the Transfer of Title to the Property Located at 1277 Sylvia Avenue, Spring Hill, FL 34606, (Dkt. 596), the Receiver's Unopposed Motion to Approve the Transfer of Title to the Property Located at 8718 Mallard Reserve Drive #201, Tampa, FL 33614, (Dkt. 597), the Receiver's Unopposed Motion to Approve the Transfer of Title to the Property Located at 1208 N. Delaware Avenue, Tampa, FL 33607, (Dkt. 598), and the Receiver's Unopposed Motion to Approve the Transfer of Title to the Property Located at 3210 E. 8<sup>th</sup> Street, Tampa, FL 33605, (Dkt. 599) (collectively, the "Motions").

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 previously approved the sale of Property as a part of an online auction conducted by the Receiver. (Dkt. #) Properties were sold via the online auction and the Receiver requests that the Court approve the transfer of title to the respective properties. (Dkts. 594, 595, 596, 597, 598, and 599) The SEC and Defendant Barry Rybicki concur with the relief requested in the Motions. The Receiver has provided

the Sales Procedure Agreements for each sale, for the Court's review. (Dkts. 594-1, 595-1, 596-1, 597-1, 598-1, and 599-1)

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

1. The Receiver's Motions, (Dkts. 594, 595, 596, 597, 598, and 599), are **GRANTED**.

2. Transfer of title to the Property located at 812 29<sup>th</sup> Street NW, Winter Haven, FL 33881, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 25-28-24-348500-000780 (the "29<sup>th</sup> Street NW Property") is **APPROVED**. The legal description of the 29<sup>th</sup> Street NW Property is as follows:

**WESTWOOD SUB PB 23 PG 14 LOTS 78 & 79.**

3. Transfer of title to the Property located at 3102 Moog Road, Holiday, FL 34691, better known as Pasco County Property Appraiser's Parcel Id Number (PIN): 24-26-15-0850-00001-7920 (the "Moog Road Property") is **APPROVED**. The legal description of the Moog Road Property is as follows:

**BEACON SQUARE UNIT 14-B PB 9 PG 147  
LOT 1792 OR 9313 PG 2736**

4. Transfer of title to the Property located at 1277 Sylvia Avenue, Spring Hill, FL 34606, better known as Hernando County Property Appraiser's Parcel Id Number (PIN): R32 323 17 5030 0145 0290 (Key: 00402488) (the "Sylvia

Avenue Property”) is **APPROVED**. The legal description of the Sylvia Avenue Property is as follows:

**SPRING HILL UNIT 3 BLK 145 LOT 29 OR 417 PG 1231**

5. Transfer of title to the Property located at 8718 Mallard Reserve Drive #201, Tampa, FL 33614, better known as Hillsborough County Property Appraiser’s Parcel Id Number (PIN): U-21-28-18-893-000000-01722.0 (Folio: 024202-9388) (the “Mallard Reserve Property”) is **APPROVED**.

The legal description of the Mallard Reserve Property is as follows:

**THE GRAND RESERVE CONDOMINIUMS AT TAMPA  
UNIT 1722 AND AN UNDIV INT IN COMMON  
ELEMENTS**

6. Transfer of title to the Property located at 1208 N. Delaware Avenue, Tampa, FL 33607, better known as Hillsborough County Property Appraiser’s Parcel Id Number (PIN): A-14-29-18-4PP-000006-00001.0 (Folio: 178567-0000) (the “N. Delaware Property”) is **APPROVED**. The

legal description of the N. Delaware Property is as follows:

**MUNRO’S AND CLEWIS’S ADDITION TO WEST TAMPA  
LOT 1 BLOCK 6**

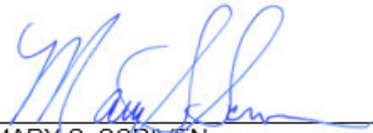
7. Transfer of title to the Property located at 3210 East 8<sup>th</sup> Street, Tampa, FL 33605, better known as Hillsborough County Property Appraiser’s Parcel Id Number (PIN): A-17-29-19-4OL-000010-00012.0 (Folio: 175818-0000) (the

“East 8<sup>th</sup> Street Property”) is **APPROVED**. The legal description of the East 8<sup>th</sup> Street Property is as follows:

**POWELL’S ADDITION LOTS 12 AND 13 BLOCK 10**

8. Each transfer shall be free of any and all liens and encumbrances.

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

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record