

**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 Properties Located at 201

Pine Violet Court, Unit 201, Tampa, FL 33612; 240 E. Street, Lake Wells, FL 33853; 816 New York Avenue, Lakeland, FL 33803; 1013 North Garden Avenue, Clearwater, FL 33755; 1300 Sylvia Avenue #B, Spring Hill, FL 34606; 1514 12th Avenue West, Bradenton, FL 34205; 2238 Lamparilla Way South, St. Petersburg, FL 33712; 3106 Strawberry Lane, Lakeland, FL 33801; 3390 Avenue R, NW, Winter Haven, FL 33881; 3413 Avenue X, NW, Winter Haven, FL 33881; 3515 Bishop Eddie Newkirk Way, Tampa, FL 33605; 4159 13th Avenue South, St. Petersburg, FL 33711; 4908 West Ingraham, Tampa, FL 33616; 4910 West Ingraham, Tampa, FL 33616; 6715 Parkside Drive, New Port Richey, FL 34653; and 12414 N. 58th Street, Tampa, FL 33617 (hereinafter, collectively the “Motions”). (Dkts. 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, and 630)

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. 574) Properties were sold via the online auction and the Receiver requests that the Court approve the transfer of title to the respective properties. (Dkts. 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, and 630) The SEC and Defendant Barry Rybicki do not object to the

relief requested in the Receiver's Motions. The Receiver has provided the Sales Procedure Agreements for each sale, for the Court's review. (Dkts. Dkts. 615-1, 616-1, 617-1, 618-1, 619-1, 620-1, 621-1, 622-1, 623-1, 624-1, 625-1, 626-1, 627-1, 628-1, 629-1, and 630-1)

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

1. The Receiver's Motions, (Dkts. 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, and 630), are **GRANTED**.
2. Transfer of title to the Property located at 201 Pine Violet Court, Unit 201, Tampa, FL, 33612, better known as Hillsborough County Property Appraiser's Parcel Id Number (PIN): U-12-28-18-88E-00D201-00201.0 (FOLIO: 021382-0178), ("the Pine Violet property"), is **APPROVED**. The legal description of the Pine Violet Property is as follows:

**RENAISSANCE VILLAS CONDOMINIUM UNIT 201 BLDG D201  
AND AN UNDIV INT IN COMMON ELEMENTS**

3. Transfer of title to the Property located at 240 E. Street, Lake Wells, FL, 33853, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 27-29-35-880000-006110, ("the E. Street property"), is **APPROVED**. The legal description of the E. Street property is as follows:

**LINCOLN PARK ADD PB 9 PG 19 BLK B LOT 11**

4. Transfer of title to the Property located at 816 New York Avenue, Lakeland, FL 33803, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 23-28-13-076000-002030 ("the New York Avenue

property”) is **APPROVED**. The legal description of the New York Avenue property is as follows:

**TRAMMELL & JOHNSONS SUB PB 1 PG 54 BLK 2 LOT 3**

5. Transfer of title to the Property located at 1013 North Garden Avenue, Clearwater, FL 33755, better known as Pinellas County Property Appraiser’s Parcel Id Number (PIN): 09-29-15-25542-004-0380 (“the North Garden property”) is **APPROVED**. The legal description of the North Garden property is as follows:

**LOT 38 BLOCK D J J ELDRIDGES SUBDIVISION**

6. Transfer of title to the Property located at 1300 Sylvania Avenue #B, Spring Hill, FL 34606, better known as Hernando County Property Appraiser’s Parcel Id Number (PIN): R32 323 17 9000 0000 A020 (“the Sylvania Avenue property”) is **APPROVED**. The legal description of the Sylvania Avenue property is as follows:

**SPRING HILL MANOR CONDO BLDG A UNIT 2**

7. Transfer of title to the Property located at 1514 12th Avenue West, Bradenton, FL 34205, better known as Manatee County Property Appraiser’s Parcel Id Number (PIN): 43897.0000/8 (“the 12th Avenue property”) is **APPROVED**. The legal description of the 12th Avenue property is as follows:

**E1/2 OF LOTS 10 & 11 BLK 7 FAIRVIEW PARK**

8. Transfer of title to the Property located at 2238 Lamparilla Way South, St. Petersburg, FL 33712, better known as Pinellas County Property Appraiser's Parcel Id Number (PIN): 35-31-16-49842-002-0060 ("the Lamparilla Way property") is **APPROVED**. The legal description of the Lamparilla Way property is as follows:

**LT 6 BLK B LAMPARILLA SUB**

9. Transfer of title to the Property located at 3106 Strawberry Lane, Lakeland, FL 33801, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 24-28-10-178200-001070 ("the Strawberry Lane property") is **APPROVED**. The legal description of the Strawberry Lane property is as follows:

**STRAWBERRY HILL SUB PB 41 PG 3 BLK A LOT 7**

10. Transfer of title to the Property located at 3390 Avenue R, NW, Winter Haven, FL 33881, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 25-28-13-342500-009910 ("the Avenue R property") is **APPROVED**. The legal description of the Avenue R property is as follows:

**INWOOD UNIT 4 PB 9 PG 35A 35B S 13 & 24 T 28 R 25 LOT 991**

11. Transfer of title to the Property located at 3413 Avenue X, NW, Winter Haven, FL 33881, better known as Polk County Property Appraiser's Parcel Id Number (PIN): 25-28-13-342500-011652 ("the Avenue X property") is **APPROVED**. The legal description of the Avenue X property is as follows:

**INWOOD UNIT 4 PB 9 PG 35A 35B S 13 & 24 T 28 R 25 LOT 1165**

**W 100 FT**

12. Transfer of title to the Property located at 3515 Bishop Eddie Newkirk Way, Tampa, FL 33605, better known as Hillsborough County Property Appraiser's Parcel Id Number (PIN): A-08-29-19-4NT-000000-00030.0 (Folio: 174985-0050) ("the Bishop Eddie Newkirk property") is **APPROVED**. The legal description of the Bishop Eddie Newkirk property is as follows:

**RUIZ SUBDIVISION LOT 30**

13. Transfer of title to the Property located at 4159 13th Avenue South, St. Petersburg, FL 33711, better known as Pinellas County Property Appraiser's Parcel Id Number (PIN): 27-31-16-91062-002-0120 ("the 13th Avenue property") is **APPROVED**. The legal description of the 13th Avenue property is as follows:

**LOT 12 BLOCK B TIOGA SUBDIVISION**

14. Transfer of title to the Property located at 4908 West Ingraham, Tampa, FL 33616, better known as Hillsborough County Property Appraiser's Parcel Id Number (PIN): A-20-30-18-42J-000142-00029.1 (Folio: 138792-0200) ("the 4908 West Ingraham property") is **APPROVED**. The legal description of the 4908 West Ingraham property is as follows:

**PORT TAMPA CITY MAP LOT 29 LESS S 37 FT AND E 21 FT  
OF LOT 30 LESS S 37 FT BLK 142**

15. Transfer of title to the Property located at 4910 West Ingraham, Tampa, FL 33616, better known as Hillsborough County Property Appraiser's Parcel Id Number (PIN): A-20-30-18-42J-000142-00030.0 (Folio: 138792-0100) ("the 4910 West Ingraham property") is **APPROVED**. The legal description of the 4910 West Ingraham property is as follows:

**PORT TAMPA CITY MAP LOT 30 LESS E 21 FT AND LESS S 37 FT AND LOTS 31 AND 32 LESS S 37 FT BLK 142**

16. Transfer of title to the Property located at 6715 Parkside Drive, New Port Richey, FL 34653, better known as Pasco County Property Appraiser's Parcel Id Number (PIN): 03-26-16-026C-00000-2920 ("the Parkside property") is **APPROVED**. The legal description of the Parkside property is as follows:

**LAKWOOD VILLAS UNIT 9 PB 13 PG 129 LOT 292 OR 9313 PG 2708**

17. Transfer of title to the Property located at 12414 N. 58th Street, Tampa, FL 33617, better known as Hillsborough County Property Appraiser's Parcel Id Number (PIN): U-10-28-19-1HM-000014-00068.0 (Folio: 036889-5136) ("the 58th Street property") is **APPROVED**. The legal description of the 58th Street property is as follows:

**OAK BRIDGE RUN A CONDOMINIUM BUILDING 14 UNIT 68 /123RD UNDIVIDED SHARE OF COMMON ELEMENTS AND EXPENSES**

18. In all future instances in which the Receiver seeks relief from the Court in the form of a motion to transfer title to real property or motion to approve the purchase of real property, the Receiver is **DIRECTED** to file a Proposed Order as an attachment to said motion.

**DONE and ORDERED** in Tampa, Florida, this 14th day of September 2022.



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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**  
Counsel of Record