

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

SECURITIES AND EXCHANGE  
COMMISSION,

Plaintiff,

v.

Case No. 8:20-CV-325-T-35MRM

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, et al.,

Relief Defendants.

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**RECEIVER'S NOTICE OF  
LACK OF BONA FIDE OFFERS REGARDING THE SALE OF  
4303 WEST VISTA AVENUE, GLENDALE, ARIZONA**

On October 11, 2022, 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 — 4303 West Vista Avenue, Glendale, Arizona (Doc. 672) (the “**Motion**” and the “**Property**”). The Court has not issued an order addressing the Motion.

A notice of sale was published on October 12, 2022, in The Arizona Republic, which is a newspaper that is regularly issued and of general circulation in the district where the Property is located. An affidavit of publication is attached as **Exhibit 1**. The Receiver files this notice to inform the Court that pursuant to 28 U.S.C. § 2001(b), no “bona fide offers” were received.

Respectfully submitted,

s/R. Max McKinley

R. Max McKinley, FBN 119556

[mmckinley@guerraking.com](mailto:mmckinley@guerraking.com)

**GUERRA KING P.A.**

1408 N. Westshore Blvd., Suite 1010

Tampa, FL 33607

Tel: (813) 347-5100

Fax: (813) 347-5198

and

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<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.

Katherine C. Donlon, FBN 0066941

[kdonlon@jclaw.com](mailto:kdonlon@jclaw.com)

**JOHNSON, CASSIDY, NEWLON &  
DECORT P.A.**

3242 Henderson Blvd., Ste. 210

Tampa, FL 33609

Tel: (813) 291-3300

Fax: (813) 324-4629

*Attorneys for the Receiver Burton W.  
Wiand*

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on October 24, 2022, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system.

**s/ R. Max McKinley**

R. Max McKinley

# EXHIBIT 1

# THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

PNI-Arizona Republic

### AFFIDAVIT OF PUBLICATION

**JOHNSON, CASSIDY, NEWLON &  
DECORT  
2802 N. HOWARD AVE  
TAMPA, FL 33607**

#### NOTICE OF SALE

4303 West Vista Avenue  
Glendale, Arizona 85301

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Burton W. Wland, as the Court-appointed Receiver in SECURITIES AND EXCHANGE COMMISSION V. BRIAN DAVISON, et al., CASE NO. 8:20-CV-325-T-35MRM (M.D. Fla.), will conduct a private sale of the property located at 4303 West Vista Avenue, Glendale, Arizona 85301 to Armando Melo and/or a related entity for \$310,000. 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@BurtonWWlandPA.com.  
Pub: Oct. 12, 2022

Order # 0005440387 # of Affidavits 1

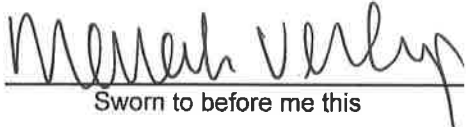
P.O #

Published Date(s):

10/12/22

STATE OF WISCONSIN }  
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates indicated.

  
Sworn to before me this

19 TH day of  
OCTOBER 2022

  
Notary Public

My Commission expires: 9/19/25

VICKY FELTY  
Notary Public  
State of Wisconsin