

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

**SECURITIES AND EXCHANGE  
COMMISSION,**

**Plaintiff,**

**v.**

**Case No. 8:20-cv-00325-MSS-UAM**

**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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**ORDER**

**THIS CAUSE** comes before the Court for consideration of the Receiver’s Unopposed Motion to Approve Transfer of Title to the Property Located at 13682 Orange Sunset Drive, Unit 102, Tampa, Florida 33618 (the “Property”). (Dkt. 1061) 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 “[t]ake immediate possession of all property, assets and estates of every kind of the Corporate Defendants and Relief Defendants,” which includes “all real property of the Corporate Defendants and Relief Defendants, wherever situated, and to administer

such assets as is required in order to comply with the directions contained in this Order.” (Dkt. 11)

The Court previously approved the sale of the Property as part of an auction conducted by the Receiver. (Dkt. 732) The Property was sold at auction to James Scott Persons and Suzanne Pfund Persons, and the Receiver requests that the Court approve the transfer of title of the Property to James Scott Persons and Suzanne Pfund Persons. (Dkt. 1061) The SEC consents to the relief sought in the Motion and has waived any right to appeal this Order. (Id.) The Receiver provided the Sale Procedures Agreement for the Court’s review. (Dkt. 1061-1)

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


1. The Receiver’s Motion, (Dkt. 1061), is **GRANTED**.
2. Transfer of title to the Property located at 13682 Orange Sunset Drive, Unit 102, Tampa, Florida 33618, better known as Hillsborough County Property Appraiser’s Parcel Id Number (PIN): U-03-28-18-89D-000051-0000A.0 (FOLIO: 018884-6350) to James Scott Persons and Suzanne Pfund Persons is **APPROVED**.

The Property’s legal description is as follows:

**WHISPERING OAKS UNIT A BLDG 51  
AND AN UNDIV INT IN COMMON ELEMENTS**

3. Said transfer shall be free of any and all liens and encumbrances.

**DONE and ORDERED** in Tampa, Florida, this 21st day of December 2023.

  
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MARY S. SCRIVEN  
UNITED STATES DISTRICT JUDGE

**COPIES FURNISHED TO:**

Counsel of Record

Any Unrepresented Person