

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

SECURITIES AND EXCHANGE
COMMISSION,

Plaintiff,

v.

Case No. 8:20-cv-325-MSS-NHA

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.

ORDER

THIS CAUSE comes before the Court for consideration of the Receiver's Unopposed Motion to Approve Transfer of Title to Two Separate Properties Located at 119 116th Avenue, Treasure Island, Florida 33706 and 205 116th Avenue, Treasure Island, Florida 33706 (the "Properties"). (Dkt. 1431) 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 Properties as part of an auction conducted by the Receiver. (Dkt. 1429) The Properties were sold at auction to Michael Andoniades and/or Affiliated Assignee, and the Receiver requests that the Court approve the transfer of title of the Property to Michael Andoniades and/or Affiliated Assignee. (Dkt. 1431) The SEC consents to the relief sought in the Motion and has waived any right to appeal this Order. (Id.) The Receiver provided the Purchase and Sale Agreement for the Court’s review. (Dkt. 1431-1)

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

1. The Receiver’s Motion, (Dkt. 1372), is **GRANTED**.
2. Transfer of title to both the property located at 119 116th Avenue, Treasure Island, Florida 33706, better known as Pinellas County Property Appraiser’s Parcel ID Number: 14-31-15-13230-001-0230, and the property located at 205 116th Avenue, Treasure Island, Florida 33706, better known as Pinellas County Property Appraiser’s Parcel ID Number: 14-31-15-13230-001-0220 to Michael Andoniades and/or Affiliated Assignee is **APPROVED**. The Properties’ legal description is as follows:

Parcel 1 — SEPARATE PROPERTY (197 116th Avenue):

**CAPRI ISLE SUB BLK A, LOT 23 LESS THAT PART DESC
FROM NW COR SD LOT 23 TH N62D26'E 91.1FT TH
S48D26'03"W 92.75FT TH N30D29'30"W 22.6FT TO POB**

and

Parcel 2 — SEPARATE PROPERTY (205 116th Avenue):

CAPRI ISLE SUB BLK A, LOT 22

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

DONE and ORDERED in Tampa, Florida, this 13th day of October 2026.



MARY S. SCRIVEN
UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO:

Counsel of Record

Any Unrepresented Person