

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA  
CASE NO.: 21-61176-CIV-SINGHAL

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

PROPERTY INCOME INVESTORS, LLC,  
EQUINOX HOLDINGS, INC.,  
PROPERTY INCOME INVESTORS 26, LLC,  
PROPERTY INCOME INVESTORS 304, LLC,  
PROPERTY INCOME INVESTORS 201, LLC,  
PROPERTY INCOME INVESTORS 3504, LLC,  
PROPERTY INCOME INVESTORS 1361, LLC,  
PROPERTY INCOME INVESTORS 4020, LLC,  
PROPERTY INCOME INVESTORS 9007, LLC,  
PROPERTY INCOME INVESTORS 417, LLC,  
PROPERTY INCOME INVESTORS 4450, LLC,  
PROPERTY INCOME INVESTORS 3050, LLC,  
LARRY B. BRODMAN, and ANTHONY  
NICOLOSI (f/k/a ANTHONY PELUSO),

Defendants.

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**RECEIVER'S NOTICE REGARDING THE SALE OF REAL PROPERTY LOCATED  
AT 1361 SE 4<sup>th</sup> STREET, DEERFIELD BEACH, FL 33441**

On November 3, 2021, Miranda L. Soto, Esq., as Receiver, filed her Unopposed Motion to Approve the Private Sale of Real Property Located at 1361 SE 4<sup>th</sup> Street, Deerfield Beach, Florida 33441 (the "Motion") (Doc. 26). On November 29, 2021, the Court entered an Order (Doc. 32) granting the Motion in its entirety. In relevant part, the Order approved the Receiver's proposal to satisfy the notice requirements of 28 U.S.C. § 2001 by publishing a notice of the proposed sale in The Sun-Sentinel, which is the regularly issued and of general circulation in the district where the real property located at 1361 SE 4<sup>th</sup> Street, Deerfield Beach, Florida 33441 (the "Property") is

located. The notice was published in The Sun-Sentinel on December 1, 2021. See **Exhibit 1**, Affidavit of Publication.

More than 10 days have elapsed since the publication of the notice, and the Receiver did not receive any “bona fide offer” pursuant to 28 U.S.C. § 2001(b) for the proposed sale of the Property. Accordingly, the Receiver intends to proceed with closing the sale of the Property to Eric DeSimone as set forth in the Order.

Respectfully submitted,

**BUCHANAN INGERSOLL & ROONEY PC**

/s/ Raquel A. Rodriguez

Raquel A. Rodriguez, Esq.

Florida Bar No. 511439

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and

**BUCHANAN INGERSOLL & ROONEY PC**

By: /s/ Jordan D. Maglich

Jordan D. Maglich, Esq.

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Tampa, FL 33602

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*Attorneys for Receiver*

*Miranda L. Soto*

**CERTIFICATE OF SERVICE**

I hereby certify that on December 13, 2021, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system which will send a Notice of Electronic Filing to the following counsel of record:

Alice Sum, Esq.  
Securities and Exchange Commission  
801 Brickell Avenue, Suite 1950  
Miami, Florida 33131  
*Counsel for Plaintiff, Securities and  
Exchange Commission*

Mark C. Perry, Esq.  
2400 East Commercial Blvd., Ste 201  
Fort Lauderdale, Florida 33308  
*Counsel for Defendant, Anthony  
Nicolosi, f/k/a Anthony Peluso*

I further certify that on December 13, 2021, a true and correct copy of the foregoing was sent via electronic mail to the following:

Carl F. Schoeppl, Esq.  
Schoeppl Law, P.A.  
4651 North Federal Highway  
Boca Raton, Florida 33431-5133  
Facsimile: (561) 394-3121  
E-mail: [carl@schoeppllaw.com](mailto:carl@schoeppllaw.com)  
*Counsel for Defendant Larry Brodman*

Larry Brodman  
[Larrybro58@gmail.com](mailto:Larrybro58@gmail.com)

/s/ Jordan D. Maglich  
Attorney

**EXHIBIT “1”**

**Sold To:**

PII Receiver - CU80130524  
2 S. Biscayne Blvd., Suite 1500  
Miami,FL 33131

**Bill To:**

PII Receiver - CU80130524  
2 S. Biscayne Blvd., Suite 1500  
Miami,FL 33131

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**

**County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

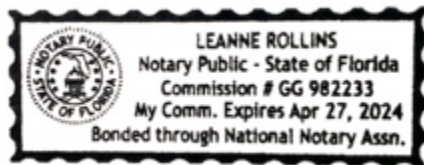
The matter of 11717-Foreclosure Notice ,  
Was published in said newspaper in the issues of; Dec 01, 2021

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this: December 02, 2021.

\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail  
**Affidavit Email Address:** piireceiver@bipc.com  
7095750

**NOTICE OF SALE OF REAL PROPERTY**

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Miranda L. Soto, as the Court-appointed Receiver in SECURITIES AND EXCHANGE COMMISSION v. PROPERTY INCOME INVESTORS, LLC et al., Case No. 21-61176-CIV-SINGHAL (S.D. Fla.), will conduct a private sale of the real property located at 1361 SE 4th Street, Deerfield Beach, Florida 33441 to Eric DeSimone "as is," and free and clear of all liens, claims or encumbrances for \$835,000.00. Any person interested in making a bona fide offer that guarantees at least a ten percent (10%) increase over this price (i.e., an offer of at least \$918,500.00) must make such an offer in accordance with terms of the Receiver's Motion to Approve Private Sale of Real Property Located at 1361 SE 4th Street, Deerfield Beach, Florida 33441, and the Court's Order approving that Motion, which documents are located on the Receiver's website at [www.propertyireceivership.com](http://www.propertyireceivership.com), and such offer must be made and received on or before 5:00 p.m. EST on December 11, 2021 (the "Bid Deadline") by mail to Jordan D. Maglich, Buchanan Ingersoll & Rooney PC, 401 East Jackson Street, Suite 2400, Tampa, Florida 33602, or by email to [pireceiver@bipc.com](mailto:pireceiver@bipc.com). Any offers received after the Bid Deadline will not be considered. For additional details, visit the Receiver's website or contact the Receiver's counsel at (813) 222-2098.

Order # - 7095750