

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.

**RECEIVER'S NOTICE REGARDING THE SALE OF REAL PROPERTY LOCATED
AT 4450 CORAL SPRINGS DRIVE, CORAL SPRINGS, FL 33065**

On November 17, 2021, Miranda L. Soto, Esq., as Receiver, filed her Unopposed Motion to Approve the Private Sale of Real Property Located at 4450 Coral Springs Drive, Coral Springs, Florida 33065 (the "Motion") (Doc. 30). On December 15, 2021, the Court entered an Order (Doc. 41) 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 at 4450 Coral Springs Drive, Coral Springs, Florida 33065 (the "Property") is

located. The notice was published in *The Sun-Sentinel* on December 19, 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 Pierre E. Batravail as set forth in the Order.

Respectfully submitted,

BUCHANAN INGERSOLL & ROONEY PC

/s/ Raquel A. Rodriguez

Raquel A. Rodriguez, Esq.

Florida Bar No. 511439

One Biscayne Tower

2 S. Biscayne Blvd, Suite 1500

Miami, FL 33131-1822

T: 305-347-4080

F: 305-347-4089

raquel.rodriguez@bipc.com

and

BUCHANAN INGERSOLL & ROONEY PC

By: /s/ Jordan D. Maglich

Jordan D. Maglich, Esq.

Florida Bar No. 0086106

401 E. Jackson St., Suite 2400

Tampa, FL 33602

T: 813-222-1141

F: 813-222-8189

jordan.maglich@bipc.com

Attorneys for Receiver

Miranda L. Soto

CERTIFICATE OF SERVICE

I hereby certify that on January 6, 2022, 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 January 6, 2022, 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
Counsel for Defendant Larry Brodman

Larry Brodman
Larrybro58@gmail.com

/s/ Jordan D. Maglich
Attorney

EXHIBIT “1”

Sold To:

BUCHANAN INGERSOLL & ROONEY PC - CU80131808
401 E Jackson St, Ste 2400
Tampa,FL 33602-5236

Bill To:

BUCHANAN INGERSOLL & ROONEY PC - CU80131808
401 E Jackson St, Ste 2400
Tampa,FL 33602-5236

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 11725-Notice of Public Sale ,
Was published in said newspaper in the issues of; Dec 19, 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.

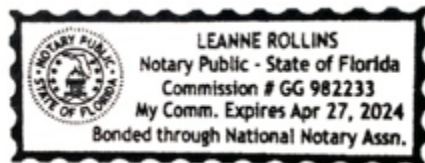


Signature of Affiant

Sworn to and subscribed before me this: December 20, 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: sabrina.storno@bipc.com
7109199

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 4450 Coral Springs Drive, Coral Springs, FL 33065 to Pierre E. Batravail "as is" and free and clear of all liens, claims or encumbrances for \$550,000.00. 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 \$605,000.00) must make such an offer in accordance with terms of the Receiver's "Unopposed Motion to Approve Private Sale of Real Property Located at 4450 Coral Springs Drive, Coral Springs, FL 33065" and the Court's Order approving that Motion, which documents are located on the Receiver's website at www.propertyireceivership.com, and such offer must be made and received on or before 5:00 p.m. EST on December 29, 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. 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.
12/19/20217109199

Order # - 7109199