

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

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

Case No: 6:21-cv-694-CEM-DCI

HARBOR CITY CAPITAL CORP.,
HARBOR CITY VENTURES, LLC,
HCCF-1, LLC,
HCCF-2, LLC,
HCCF-3, LLC,
HCCF-4, LLC,
HCCF-5, LLC,
HARBOR CITY DIGITAL VENTURES, INC.,
HCC MEDIA FUNDING, LLC,
JONATHAN P. MARONEY,

Defendants,

and

CELTIC ENTERPRISES, LLC and
TONYA L. MARONEY

Relief Defendants.

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**RECEIVER’S NOTICE OF LACK OF BONA FIDE OFFERS REGARDING
THE SALE OF 143 LANSING ISLAND DRIVE,
INDIAN HARBOR BEACH, FLORIDA**

On September 2, 2022, Katherine C. Donlon, as Receiver (“Receiver”) over the assets of the above-captioned Corporate Defendants and Relief Defendant Celtic Enterprises LLC, filed the Receiver’s Verified Unopposed Motion to Approve Private Sale of Real Property — 143 Lansing Island Drive, Indian Harbor Beach,

Florida (Doc. 111) (the “**Motion**” and the “**Property**”). The Court has not issued an order addressing the Motion.

As stated in the affidavit of publication, which is attached hereto, the notice related to the sale was published on September 20, 2022, in *Florida Today*, which is a newspaper that is regularly issued and of general circulation in the district where the Property is located. The Receiver files this notice to inform the Court that pursuant to 28 U.S.C. § 2001(b), no “bona fide offers” were received.

With this last requirement met, the Receiver respectfully requests that the Court act on her unopposed motion to approve the sale of the property (Doc. 111) so that the transaction can close.

/s/ Nicole Deese Newlon
NICOLE DEESE NEWLON
Florida Bar No. 832391
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NEWLON & DECORT, P.A.
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bwalker@jclaw.com
Counsel for Receiver Katherine Donlon

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on October 5, 2022, I electronically filed the foregoing with the Clerk of the Court by using the CM/ECF system.

/s/ Nicole Deese Newlon
Nicole Deese Newlon, FBN 832391

A Daily Publication By:



JOHNSON, CASSIDY, NEWLON & DECORT
2802 N. HOWARD AVE

TAMPA, FL, 33607

Ad#5417820 09/20/2022
NOTICE OF SALE

143 Lansing Island Drive
Indian Harbor Beach, Florida 32937

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Katherine C. Donlon, as the Court-appointed Receiver in SECURITIES AND EXCHANGE COMMISSION V. HARBOR CITY CAPITAL CORP., et al., CASE NO. 6:21-cv-694-CEM-DCI (M.D. Fla.), will conduct a private sale of the property located at 143 Lansing Island Drive, Indian Harbor Beach, Florida 32937 to Anthony D. Albanese and Teresa Ann Albanese and/or a related entity for \$2,925,000. 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 2802 N. Howard Avenue, Tampa, FL 33607. Telephone: (813) 291-3300. Email: kdonlon@jclaw.com

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the **FLORIDA TODAY**, a daily newspaper published in Brevard County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

Notice of Sales

as published in **FLORIDA TODAY** in the issue(s) dated: or by publication on the newspaper's website, if authorized, on

09/20/2022

Affiant further says that the said **FLORIDA TODAY** is a newspaper in said Brevard County, Florida and that the said newspaper has heretofore been continuously published in said Brevard County, Florida each day and has been entered as periodicals matter at the post office in **MELBOURNE** in said Brevard 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 never paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 20th of September 2022, by legal clerk who is personally known to me

Affiant

Notary State of Wisconsin County of Brown
5.15.23

My commission expires
Publication Cost: \$95.34
Ad No: 0005417820
Customer No: 8133210513A
This is not an invoice

of Affidavits 1

