

ORDERED.

Dated: May 15, 2026



Catherine Peek McEwen
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
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In re:	Chapter 11
RAD Diversified REIT, Inc.;	Case No. 8:26-bk-01636-CPM
	<i>Jointly Administered with</i>
RAD Diversified OZ Fund, LP;	Case No. 8:26-bk-01637-CPM
DHI Fund, LLC;	Case No. 8:26-bk-01638-CPM
DHI Holdings, LP; <i>and</i>	Case No. 8:26-bk-01639-CPM
DDH Fund, LLC,	Case No. 8:26-bk-01640-CPM
Debtors.	

ORDER GRANTING IN PART
MOTION FOR IN REM RELIEF FROM AUTOMATIC STAY (DE 103)

THIS CASE came before the Court for hearing on April 16, 2026 at 3:30 p.m. (the “Hearing”) upon the Motion for In Rem Relief from Automatic Stay (DE 103) filed by Civic Real Estate Holdings III, LLC (“Movant”). The Court being fully advised on the matter, and for the reasons stated on the record at the Hearing, it is

ORDERED:

1. The Motion is Granted, as set forth herein.

2. To the extent that the automatic stay applies, Movant is granted relief from the automatic stay for purposes of prosecuting through conclusion Movant's pending Objection to Sale and the Certificate of Sale (the "Objection") in the foreclosure action pending in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida (the "Circuit Court") (case number 24-CA-007584) (the "Foreclosure Case") concerning the real property located at 2909 W Fountain Blvd., Tampa, FL 33609 ("Property") and further described as:

LOT 33 IN BLOCK 7 OF PARKLAND ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 156, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PART OF LOT 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 33, RUN THENCE NORTH 00 DEGREES 27 MINUTES AND 30 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 33, 110.00 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 33; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG SAID BOUNDARY 12.00 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, 94.38 FEET, THENCE SOUTH 54 DEGREES 55 MINUTES 44 SECONDS EAST, 27.40 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 33, THENCE NORTH 89 DEGREES 38 MINUTES 10 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, 34.55 FEET TO THE POINT OF BEGINNING

3. Movant is granted further relief from the automatic stay to address any appellate matters that may be filed regarding the Objection and Property. The Circuit Court is authorized to issue a ruling regarding Movant's Objection to Sale pending in the Foreclosure Case.

4. Should Movant be successful in their Objection and the Court vacates the certificate of sale with respect to the Property, Movant shall promptly notify counsel for the Debtors and may seek further relief from the automatic stay and is not required to pay any additional filing fee to do so.

5. Should the Objection be denied by the Circuit Court, Movant is granted *in rem* relief from the automatic stay to prosecute the Foreclosure Case to conclusion, including without limitation issuance of the Certificate of Title and disbursement of the proceeds of sale. Provided however, that Movant shall not seek nor obtain a deficiency judgment or other *in personam* judgment against the Debtor.

6. Movant's request to waive the 14-day stay period pursuant to Bankruptcy Rule 4001(a)(3) is granted.

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Submitted by:
Matthew Klein, Esq.
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Office Phone: (954) 893-7874, Ext. 121
Facsimile: (888) 235-0017
Email: Bankruptcy@HowardLaw.com

Attorney Matthew Klein, Esq., is directed to serve a copy of this order on interested parties who do not receive service by CM/ECF and file a proof of service within three days of entry of this order.