

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In re:

NEW RITE AID, LLC, *et al.*,

Debtors.¹

Chapter 11

Case No. 25-14861 (MBK)

(Jointly Administered)

**NOTICE OF SUCCESSFUL AND BACKUP BIDDER[S] WITH RESPECT TO THE
AUCTION OF CERTAIN OF THE DEBTORS' FEE OWNED PROPERTY**

PLEASE TAKE NOTICE that on June 11, 2025, the United States Bankruptcy Court for the District of New Jersey (the “Court”) entered the *Final Order (I) Establishing Procedures for the Sale of Certain Leases and Fee Owned Properties, and (II) Granting Related Relief*, [Docket No. [804] (the “Order”)]² by which the Court approved procedures setting forth the process by which the Debtors are authorized to conduct an auction (the “Auction”) for the sale of certain fee owned property (each, a “Fee Owned Property”), in the chapter 11 cases of the above-captioned debtors and debtors in possession (collectively, the “Debtors”).

PLEASE TAKE FURTHER NOTICE that, on August 1, 2025 pursuant to the Order, the Debtors conducted the Auction with respect to certain of the Fee Owned Properties.

PLEASE TAKE FURTHER NOTICE that, at the conclusion of the Auction, the Debtors, in consultation with their professionals, selected the following Successful Bidder and Backup Bidder with respect to each of the Fee Owned Properties listed on Exhibit A attached hereto. The Debtors hereby notify you that they have determined, in the exercise of their business judgment, that each Fee Owned Property set forth on Exhibit A shall be sold effective as of the date set forth in each applicable Asset Purchase Agreement (the “Closing Date”).

PLEASE TAKE FURTHER NOTICE that the Sale Hearing to consider approval of the sale, transfer, or other disposition of a Fee Owned Property to the Successful Bidders at the Auction, free and clear of all liens, claims, interests, and encumbrances in accordance with Bankruptcy Code section 363(f), will be held **on August 14, 2025 at 11:30 a.m. prevailing Eastern Time**, before Honorable Chief Judge Kaplan, at the United States Bankruptcy Court for

¹ The last four digits of Debtor New Rite Aid, LLC’s tax identification number are 1843. A complete list of the Debtors in these chapter 11 cases and each such Debtor’s tax identification number may be obtained on the website of the Debtors’ proposed claims and noticing agent at <https://restructuring.ra.kroll.com/RiteAid2025>. The location of Debtor New Rite Aid, LLC’s principal place of business and the Debtors’ service address in these chapter 11 cases is 200 Newberry Commons, Etters, Pennsylvania 17319.

² Capitalized terms used but not defined in this notice have the meanings given to them in the Order.

the District of New Jersey, 402 East State Street, Courtroom 8, Trenton, New Jersey 08608 or by videoconference or such other form of remote communication established by the Court.

PLEASE TAKE FURTHER NOTICE that any party that objects to the proposed sale of any Fee Owned Property must file a written objection (each, a “Sale Objection”) with the Court and serve such Sale Objection so as to be **actually received on or before August 7, 2025 at 5:00 p.m., prevailing Eastern Time** (the “Sale Objection Deadline”) by (a) the Debtors’ co-counsel, (i) Paul, Weiss, Rifkind, Wharton & Garrison LLP, 1285 Avenue of the Americas, New York, New York 10019 (Attn: Alice Belisle Eaton (aeaton@paulweiss.com), Christopher Hopkins (chopkins@paulweiss.com), and Nick Krislov (nkrislov@paulweiss.com)) and (ii) Cole Schotz P.C., Court Plaza North, 25 Main Street, Hackensack, New Jersey 07601 (Attn: Michael D. Sirota (msirota@coleschotz.com), Warren A. Usatine (wusatine@coleschotz.com), Felice R. Yudkin (FYudkin@coleschotz.com), and Seth Van Aalten (svanaalten@coleschotz.com)); (b) the United States Trustee for the District of New Jersey, One Newark Center, Suite 2100, Newark, NJ 07102, Attn: Jeffrey M. Sponder and Lauren Bielskie (the “U.S. Trustee”); (c) counsel to the Prepetition ABL Agent and the DIP Agent, (i) Choate, Hall & Stewart LLP, Two International Place, Boston, MA 02110 (Attn: John F. Ventola (jventola@choate.com), Jonathan D. Marshall (jmarshall@choate.com) and Mark D. Silva (msilva@choate.com)) and (ii) Greenberg Traurig, LLP, 500 Campus Drive, Suite 400, Florham Park, NJ 07932 (Attn: Alan J. Brody (brody@gtlaw.com) and Julia Frost-Davies (julia.frostdavies@gtlaw.com)); (d) co-counsel to the Committee, (i) Willkie Farr & Gallagher LLP, 787 Seventh Avenue, New York, NY 10019, Attn: Brett H. Miller (bmiller@willkie.com), Todd M. Goren (tgoren@willkie.com), James H. Burbage (jburbage@willkie.com), and Jessica D. Graber (jgraber@willkie.com) and (ii) Sills Cummis & Gross P.C., One Riverfront Plaza, Newark, NJ 07102, Attn: Andrew S. Sherman (asherman@sillscummis.com), Boris Mankovetskiy (bmankovetskiy@sillscummis.com), and Gregory Kopacz (gkopacz@sillscummis.com); and (e) the applicable Successful Bidder(s) and Backup Bidder(s), if known.

PLEASE TAKE FURTHER NOTICE that, absent a Sale Objection being timely filed, the sale of each Fee Owned Property shall become effective on the Closing Date.

PLEASE TAKE FURTHER NOTICE that, if a Sale Objection is timely filed and not withdrawn or resolved, such Sale Objection will be heard at the Sale Hearing, or such other date and time as agreed to by the Debtors and the objecting party or ordered by the Court. If such Sale Objection is overruled or withdrawn, such Fee Owned Property shall be sold as of the Closing Date.

PLEASE TAKE FURTHER NOTICE that, at the Sale Hearing, the Debtors will seek the Court’s approval of the Successful Bid. Unless the Court orders otherwise or as agreed to by the applicable parties, the Sale Hearing shall be an evidentiary hearing on matters relating to the sale and there will be no further bidding at the Sale Hearing. In the event that the Successful Bidder cannot or refuses to consummate the sale following entry of a sale order because of the breach or failure on the part of the Successful Bidder, within three (3) calendar days thereafter, the Debtors shall file a supplemental notice on or before the Closing Deadline, seeking to approve the sale to the Backup Bidder, if applicable, on expedited notice and a hearing.

PLEASE TAKE FURTHER NOTICE that copies of the Auction Procedures and the Order, as well as all related exhibits, are available: (a) upon request to Kroll Restructuring Administration LLC (the claims, noticing, and solicitation agent retained in these chapter 11 cases) by calling (888) 575-9318 (toll free) or +1 (646) 930-4577 (international); (b) by visiting the website maintained in these chapter 11 cases at <https://restructuring.ra.kroll.com/RiteAid2025>; or (c) for a fee via PACER by visiting <http://www.njd.uscourts.gov>.

Dated: August 4, 2025

/s/ Michael D. Sirota

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*Co-Counsel to the Debtors and
Debtors in Possession*

EXHIBIT A

Store No.	Address	Successful Bidder	Successful Bid Amount	Backup Bidder	Backup Bid Amount
5606	8914 Valley Boulevard, Rosemead, California	Kenny Chung	\$6,300,000	Remer Radcliff (Peter Ta)	\$6,250,000
5806	5240 West Walnut Avenue, Visalia, California	Jose Paredes-Mora	\$1,900,000	Credit Tenant Capital LLC	\$1,750,000
6776	Main Street & Bolz Road, Phoenix, Oregon	Beacon Group LLC	\$1,050,000	Lemonade MM Acquisitions LLC	\$1,000,000
1355	504 Marion Lane, Brodheadsville, Pennsylvania	Members 1st Federal Credit Union	\$2,150,000	Gaspare DiCarlo Family Limited Partnership	\$2,100,000
3434	1924 Fairmount Avenue, Philadelphia, Pennsylvania	Shifco Management, LLC	\$3,400,000	Capital D Acquisitions	\$3,250,000
1983	102 Easton Road, Nazareth, Pennsylvania	Legacy Commercial Group LLC	\$1,250,000	Nima Hadian	\$1,200,000
3495	820 Main Street, Royersford, Pennsylvania	Flagship Pennsylvania Propco, LLC	\$2,100,000	Legacy Commercial Group LLC	\$2,050,000
3637	6363 Frankford Avenue, Philadelphia, Pennsylvania	Abdul Wahab	\$2,050,000	Bin Mai	\$2,000,000
1567	2901 Springfield Road, Broomall, Pennsylvania	Bin Mai	\$1,500,000	Chaser Capital	\$1,450,000
2510	43-47 Baltimore Street, Hanover, Pennsylvania	Legacy Commercial Group LLC	\$900,000	Branchport Capital LLC	\$875,000
1894	2901 Carlisle Road, Dover, Pennsylvania	Branchport Capital LLC	\$750,000	Scott Real Estate Development LLC	\$725,000
1936	2017-2023 South Broad Street, Philadelphia, Pennsylvania	Capital D Acquisitions	\$2,600,000	Legacy Commercial Group LLC	\$2,500,000
1543	1212 Second Street, Cresson, Pennsylvania	Giant Eagle	\$550,000	Scott Real Estate Development LLC	\$525,000
1450	601 Delaware Avenue, Palmerton, Pennsylvania	Nima Hadian	\$325,000	Beacon Group LLC	\$300,000
2466	10 Donner Avenue, Monessen, Pennsylvania	Chaser Capital	\$350,000	Beacon Group LLC	\$325,000
3325	1443 South Seventh Street, Philadelphia, Pennsylvania	Capital D Acquisitions	\$2,500,000	Chan 8 Enterprises LLC	\$2,450,000
9614	451 South St. John's Road, Shiremanstown, Pennsylvania	Dan Thau and Opes Capital LLC	\$5,400,000	Path Properties LLC	\$5,300,000
269	230 Hays Avenue, Pittsburgh, Pennsylvania	Legacy Commercial Group LLC	\$375,000	The Brashear Association	\$350,000
517	40-42 West Market Street, York, Pennsylvania	Legacy Commercial Group LLC	\$875,000	Beacon Group LLC	\$850,000

Store No.	Address	Successful Bidder	Successful Bid Amount	Backup Bidder	Backup Bid Amount
1494	1120 Philadelphia Avenue, Barnesboro, Pennsylvania	Beacon Group LLC	\$275,000	NCCDC (Northern Cambira Community Development Corporation)	\$250,000
1496	508 East Second Street, Oil City, Pennsylvania	Beacon Group LLC	\$275,000	OCRA, LLC	\$250,000
2685	838 Fifth Avenue, Ford City, Pennsylvania	Beacon Group LLC	\$150,000	RTR Number 2 LLC	\$100,000
3225	2201 West Allegheny Avenue, Philadelphia, Pennsylvania	Legacy Commercial Group LLC	\$675,000	Scott Real Estate Development LLC	\$650,000
3586	111 North Plaza, Apollo, Pennsylvania	Giant Eagle	\$350,000	REF Investors # 6-Sunlight LLC	\$150,000
1376	916 State Street, Erie, Pennsylvania	Beacon Group LLC	\$275,000	Erie State Street	\$225,000
9619	433 Railroad Avenue Shiremanstown, Pennsylvania	Triple Crown Realty, Inc.	\$975,000	Path Properties LLC	\$950,000
836G	1781 Stefko Boulevard Bethlehem, Pennsylvania	Nima Hadian	\$150,000	Path Properties LLC	\$125,000
1495	101 East Shirley Street, Mt. Union, Pennsylvania	Legacy Commercial Group LLC	\$100,000	N/A	N/A
1768	1620 Main Street, Northampton, Pennsylvania	Branchport Capital LLC	\$525,000	Nima Hadian	\$500,000
4768	210 Post Avenue, Westbury, New York	Capital D Acquisitions	\$3,900,000	Legacy Commercial Group LLC	\$3,850,000
1807	1224 East Lovejoy Street, Buffalo, New York	Legacy Commercial Group LLC	\$650,000	Sriharshan Reddy	\$625,000
1652	2315 William Street, Buffalo, New York	Beacon Group LLC	\$700,000	Legacy Commercial Group LLC	\$675,000
10074	107 Main Street, Greenfield, Massachusetts	Legacy Commercial Group LLC	\$325,000	Olive Street Development LLC	\$300,000
10209	1207 Acushnet Avenue, New Bedford, Massachusetts	Sriharshan Reddy	\$225,000	Beacon Group LLC	\$200,000
10376	3680 Main Street, Stratford, Connecticut	1060 Lazaro Market LLC	\$900,000	Branchport Capital LLC	\$875,000
1318	130 East Main Street, Penns Grove, New Jersey	Path Properties LLC	\$550,000	Beacon Group LLC	\$525,000
1321	4902 Westfield Avenue, Pennsauken, New Jersey	Abdul Wahab	\$1,300,000	Bin Ma	\$1,250,000
349	4380 Park Heights Avenue, Baltimore, Maryland	Scott Real Estate Development LLC	\$500,000	Sriharshan Reddy	\$475,000
843	608 North Warwick Road, Somerdale, New Jersey	Bin Mai	\$700,000	Path Properties LLC	\$675,000

Store No.	Address	Successful Bidder	Successful Bid Amount	Backup Bidder	Backup Bid Amount
5505	12319 South Norwalk Boulevard Norwalk, California	Russ Group, Inc.	\$4,800,000	Vasken Tatarian	\$4,700,000
6396	2419 East Avenue S, Palmdale, California	Russ Group, Inc.	\$2,700,000	1731 Workman, LLC	\$2,600,000
6040	575 M Street, Crescent City, California	Dew Claw LLC	\$3,100,000	ABH1 LLC	\$3,050,000
6054	6639 Watt Street, North Highlands, California	M & A Gabae	\$1,350,000	Orum Capital	\$1,300,000
5362	4500 Commercial Street, South Salem, Oregon	The Bently Land Company, LLC	\$3,200,000	Russ Group, Inc.	\$3,150,000
5396	1217 Campbell Street, Baker City, Oregon	MSRB LLC	\$1,700,000	Dew Claw LLC	\$350,000
5368	178 West Ellendale Avenue, Dallas, Oregon	Westlake Hardware	\$1,000,000	Orum Capital	\$25,000
5380	1430 N.W. Garden Valley Boulevard, Roseburg, Oregon	Legacy Commercial Group LLC	\$800,000	Dew Claw LLC	\$750,000
2212 (Lot)	6330 Kenwood Avenue, Baltimore, Maryland	Schwartz & Greenbaum, LLC	\$50,000	N/A	N/A
205G	26 West Independence Street, Shamokin, Pennsylvania	HPT Shamokin LP	\$20,000	N/A	N/A