

ORDERED.

Dated: May 26, 2026



Catherine Peek McEwen
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
www.flmb.uscourts.gov

In re:

RAD Diversified REIT, Inc.;

RAD Diversified OZ Fund, LP;

DHI Fund, LLC;

DHI Holdings, LP; *and*

DDH Fund, LLC,

Debtors.

Chapter 11

Case No. 8:26-bk-01636-CPM

Jointly Administered with

Case No. 8:26-bk-01637-CPM

Case No. 8:26-bk-01638-CPM

Case No. 8:26-bk-01639-CPM

Case No. 8:26-bk-01640-CPM

RAD Diversified REIT, Inc.,

Applicable Debtor.

Case No. 8:26-bk-01636-CPM

ORDER GRANTING DEBTOR'S EMERGENCY MOTION FOR ORDER (A) AUTHORIZING THE DEBTOR TO SELL REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS PURSUANT TO 11 USC § 363(B), (F), AND (M); (B) APPROVING BIDDING PROCEDURES AND SURCHARGE; AND (C) FOR OTHER RELIEF

**(Single Family Residences located at 144 Barrington Dr., Brandon, FL,
264 Van Gogh Circle, Brandon, FL, 40 Walnut Lane, Clementon, NJ,
1008 Snyder Avenue, Philadelphia, PA, and 880 North 66th Street, Philadelphia, PA)**

THIS CASE came before the Court for hearing on May 19, 2026 at 3:00 p.m. (the “**Hearing**”) on the *Debtor’s Emergency Motion for Order (A) Authorizing the Debtor to Sell Real Property Free and Clear of Liens, Claims, Encumbrances, and Interests Pursuant to 11 USC § 363(b), (f), and (m); (B) Approving Bidding Procedures and Surcharge; and (C) for Other Relief (Single Family Residences located at 144 Barrington Dr., Brandon, FL, 264 Van Gogh Circle, Brandon, FL, 40 Walnut Lane, Clementon, NJ, 1008 Snyder Avenue, Philadelphia, PA, and 880 North 66th Street, Philadelphia, PA)* [Dkt. No. 472] (the “**Motion**”) filed by the Debtor, RAD Diversified REIT, Inc. (the “**Debtor**”). The Court, having reviewed the Motion, having heard argument of counsel at the Hearing, and being otherwise duly advised in the premises, and for the reasons stated on the record at the Hearing, which shall constitute the findings of the Court,

IT IS HEREBY ORDERED as follows:

1. The Motion is **GRANTED**, on the terms set forth herein.
2. The Debtor, through SoldNow, LLC dba Tranzon Driggers¹, is authorized to sell the Property² pursuant to the procedures set forth in the Motion and on the terms and conditions set forth in the Auction Application.
3. Pursuant to 11 U.S.C. § 363(e) and (f), and subject to the terms and conditions of the Motion, and except as set forth in paragraph 4 of this Order, the sale of the Property shall be free and clear of any and all claims (including “claims” as defined in Section 101(5) of the Bankruptcy Code), mortgages, liens, security interests, interests, encumbrances, judgments or obligations of any character whatsoever and whenever arising (the “**Encumbrances**”); *provided*,

¹ The Court previously authorized the Debtors to retain Tranzon Driggers [Dkt. No. 418].

² Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Motion.

however, any Encumbrances for municipal liens shall be paid in full at the closing to such municipality as a condition to closing and, in the event the same are not paid in full, such municipal liens shall survive such closing; and *further provided, however*, that any Encumbrances for past due ad valorem property taxes shall be paid by the purchaser at closing as a condition to closing, and in the event that same are not paid in full, such ad valorem taxes shall survive such closing.

4. Notwithstanding anything in this Order to the contrary, except as otherwise expressly ordered by the Court:

- a. The sale of 144 Barrington Dr., Brandon, FL shall be subject to the lease (the “**Barrington Lease**”) between the Debtor and Zachary Glusman and Trina Capelli (the “**Barrington Tenants**”), which expires by its terms on June 30, 2026. The Barrington Tenants shall vacate the Barrington Property on or before June 30, 2026, in accordance with the terms of the Barrington Lease.
- b. This order is without prejudice to any objections that any of the tenants (collectively, the “**Tenants**”) of 264 Van Gogh Circle, Brandon, FL, 40 Walnut Lane, Clementon, NJ, 1008 Snyder Avenue, Philadelphia, PA, and 880 North 66th Street, Philadelphia, PA may have to the Motion to the extent that the Motion requests that the Property be sold free and clear of the rights of such Tenant. A continued hearing to consider any objections made or to be made by any such Tenants to the sale of the Property free and clear of the rights of such Tenants will be held on June 2, 2026 at 3:00 p.m. ET (the “**Continued Hearing**”) at the Sam M. Gibbons United States Courthouse, 801 N. Florida Ave., Courtroom 8B, Tampa, FL 33602. All parties may attend the hearing in person. Parties are directed to review Judge McEwen’s Procedures Governing

authorized to take actions consistent with this Order to effectuate the sale of the Property, as set forth in the Motion and herein.

9. The Court retains jurisdiction to determine: (a) disbursement of the proceeds from the auction of the Properties; (b) all matters arising from or related to the interpretation or enforcement of this Order.

Attorney Joseph A. Pack, Esq. is directed to serve a copy of this Order on interested parties who do not receive service by CM/ECF, consistent with the other Orders of this Court, and file a proof of service within three days of entry of this Order.