

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.	
RAD Diversified REIT, Inc.	Case No. 8:26-bk-01636-CPM
Applicable Debtor.	

NOTICE OF PRELIMINARY HEARING

NOTICE IS GIVEN THAT:

1. The Honorable Catherine Peek McEwen will conduct a preliminary hearing in this case on June 2, 2026 at 3:00 p.m. ET at the Sam M. Gibbons United States Courthouse, 801 N. Florida Ave., Courtroom 8B, Tampa, FL 33602 on:

Debtor's Expedited Motion for Order (A) Authorizing the Debtor to Sell Real Property Free and Clear of Liens, Claims, Encumbrances, and Interests Pursuant to 11 U.S.C. § 363(b), (f), and (m); (B) Approving Bidding Procedures and Surcharge; and (c) for Other Relief (1502 N. 61st St., Philadelphia, PA 19151; 1604 W. Juniata St., Philadelphia, PA 19140; 1721 N. Aberdeen St., Philadelphia, PA 19131; 1736 Church Ln, Philadelphia, PA 19141; 1743 N. Lindenwood St., Philadelphia, PA 19131; 1821 Roselyn St., Philadelphia, PA 19141; 1828 Brunner St., Philadelphia, PA 19140; 1848 Brunner St., Philadelphia, PA

19140; 3412 N. 22nd St., Philadelphia, PA 19140; 3414 N. 22nd St., Philadelphia, PA 19140; 3633 N. 19th St., Philadelphia, PA 19140; 3635 N. 19th St., Philadelphia, PA 19140; 3903 Wyalusing Ave., Philadelphia, PA 19104; 4516 N. Marvine St., Philadelphia, PA 19140; 4527 N. Marvine St., Philadelphia, PA 19140; 4555 N. Marvine St., Philadelphia, PA 19140; 4944 N. Smedley St., Philadelphia, PA 19141; 5514 Bloyd St., Philadelphia, PA 19138; 5547 Blakemore St., Philadelphia, PA 19138; 5651 Bloyd St., Philadelphia, PA 19138; 5724 Kemble Ave., Philadelphia, PA 19141; 5916 Old York Rd, Philadelphia, PA 19141; 6148 N. Lambert St., Philadelphia, PA 19138) [Dkt. No. 466].

2. All parties may attend the hearing in person or via Zoom. Parties are directed to review Judge McEwen's Procedures Governing Court Appearances (available at <https://www.flmb.uscourts.gov/judges/mcewen>) for her policies and procedures for remote attendance at hearings by video or telephone via Zoom.

3. Any party opposing the relief sought at this hearing must appear at the hearing, or any objections or defenses may be deemed waived.

4. The Court may continue this matter upon announcement made in open court and reflected on the docket without further written notice.

Dated: May 22, 2026

Respectfully submitted,

PACK LAW

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By: /s/ Joseph A. Pack

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Counsel to the Debtors and Debtors-in-Possession

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on May 22, 2026, I electronically filed the foregoing document with the Clerk of the Court using CM/ECF and that the foregoing document is being served this day by transmission of Notice of Electronic Filing generated by CM/ECF to those parties registered to receive electronic notices of filing in this case.

I FURTHER CERTIFY that on May 22, 2026, the following interested parties were served by the methods indicated below:

By CM/ECF:

Megan N. Harper, Esq., Divisional Deputy City Solicitor, Bankruptcy Division,
City of Philadelphia Law Department, Tax Litigation & Collections Unit

Elena Ketchum, Esq., Philadelphia Community Development Coalition, Inc.

By first-class U.S. Mail, postage prepaid:

Debra Autry
526 E. Walnut Lane
Philadelphia, PA 19103

I FURTHER CERTIFY that on May 22, 2026, I transmitted the foregoing document to Epiq Corporate Restructuring, LLC for service on those persons entitled to notice by mail under the *Interim Order Granting Debtors' Motion for Entry of an Order (I) Authorizing the Debtors to File a Consolidated Creditor Matrix and Consolidated List of the Top Thirty Unsecured Creditors, (II) Establishing Notice Procedures, and (III) Granting Related Relief* [Dkt. No. 72].

By: /s/ Joseph A. Pack
Joseph A. Pack