

STATE OF RHODE ISLAND
CITY OF EAST PROVIDENCE

MUNICIPAL COURT

CITY OF EAST PROVIDENCE :
Petitioner :
v. :
ESTATE OF VIVIAN LOMBA AND :
ONE PARCEL OF REAL ESTATE :
COMMONLY KNOWN AS :
118 HALL STREET, AND :
LOCATED AT MAP 306, BLOCK 17, :
PARCEL 015, AN *IN REM* :
RESPONDENT, :
Respondents :
:

C.A. No.: 2020-03

BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS

1. An Offering Memorandum for the property known as 118 Hall Street, East Providence, Rhode Island, located at Map 306, Block 17, Parcel 015 in the City of East Providence Tax Assessor’s Map, (the “Real Estate”) is available to prospective purchasers. The Offering Memorandum may be accessed either online at www.frlawri.com or by contacting John Dorsey at jdorsey@frlawri.com and requesting a copy of the Bid Package.
2. As part of any bid to abate and acquire the Real Estate, offers must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Real Estate to a habitable condition. A sample abatement form is available online at www.frlawri.com.
3. The Receiver has been provided with an initial bid in the amount of \$85,000.00. The initial bid is subject to competing bids (“Competing Bids”). Any and all bids received by the Receiver are subject to higher or better Competing Bids. Any Competing Bids must be submitted to the Receiver and must be accompanied by an offer letter explaining any contingencies to such Competing Bids, as well as a deposit in the amount of \$5,000.00, which may be paid by certified check made payable to “John A. Dorsey, Receiver”.
4. The Receiver has scheduled a sale hearing (the “Sale Hearing”) before the East Providence Municipal Court, which is located at 145 Taunton Avenue, East Providence, Rhode Island 02914 on February 11, 2021 at 4:30 p.m. All prospective bidders shall be entitled to make their final highest and best Competing Bids in conformance with the procedures to be set forth by the Receiver at the Sale Hearing.
5. Upon the conclusion of any competitive bidding, the Receiver shall seek approval of the highest and best Competing Bid from the East Providence Municipal Court.