

## NOTICE OF RECEIVER'S SALE BY THE RECEIVER, JOHN A. DORSEY, ESQ.

To All Interested Parties: On February 8, 2021, at 12:00 p.m. the Receiver will seek approval to sell the Real Estate located at 31 Benefit Street, Pawtucket, RI (the "Real Estate").

Any Party may attend the hearing and present higher or better offers for the Real Estate. \$5,000.00 in certified funds made payable to the Receiver is required to bid.



- The Real Estate consists of approximately 0.14 acres of land.
- The Real Estate is located in the "Residential Multi-Family Zone", ("RM"), of the City of Pawtucket Zoning Map. The Real Estate is located conveniently close to restaurants and a playground and is located in very close proximity to Broadway.
- Situated upon the Real Estate is a single-family residential structure. The Structure is a 1.75 story "Conventional" style home built in 1920 and is situated with six (6) total rooms, including three (3) bedrooms, one (1) full bathroom, and one (1) half bathroom for a total of 1,123 square feet of above-ground livable space.
- Located beside the Structure is a detached single vehicle garage, along with a private, off-street, paved driveway with parking available for at least two (2) vehicles.

The Receiver has accepted an offer to purchase in the amount of \$45,000.00  
Subject to Court approval and higher or better bids.

For any party interested in submitting a competing bid, a copy of the current offer is available upon request.

An Offering Memorandum and Abatement Template is available at [www.frlawri.com](http://www.frlawri.com).

Comprehensive materials regarding the Real Estate are also available upon request.

All inquiries may be directed to the Receiver at: [jdorsey@frlawri.com](mailto:jdorsey@frlawri.com)

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