

STATE OF RHODE ISLAND
CITY OF WARWICK

MUNICIPAL COURT

CITY OF WARWICK :
Petitioner, :
v. :
 :
MICHAEL J. PAPPAGALLO, JR; :
ROSEMARY PAPPAGALLO; AND :
ONE PARCEL OF REAL ESTATE :
COMMONLY KNOWN AS :
70 JOHN WICKES AVE, :
PLAT 221, LOT 0040, :
AN IN-REM RESPONDENT, :
Respondents. :

Docket No.: PM2000280

BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS

1. The Receiver is currently marketing the property known as 70 John Wickes Avenue, Warwick, Rhode Island, located at Plat 221, Lot 0040 on the City of Warwick Tax Assessor's Map, (the "Real Estate") to prospective purchasers. Additional information regarding the Real Estate may be accessed by contacting John Dorsey at jdorsey@frlawri.com.
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. Upon receipt of an initial bid agreeable to the Receiver, subject to Court-approval, the Receiver shall file a Petition to Sell and schedule a sale hearing for the submission of competing bids (defined below).
4. Any and all bids received by the Receiver are subject to higher or better bids ("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".
5. Upon the conclusion of any competitive bidding, the Receiver shall seek approval of the highest and best Competing Bid from the Warwick Municipal Court.