

STATE OF RHODE ISLAND
TOWN OF WARREN
TOWN OF WARREN

Petitioner,

v.

ONE PARCEL OF REAL ESTATE
COMMONLY KNOWN AS
48 UNION STREET,
MAP 2, BLOCK 92,
AN IN-REM RESPONDENT; AND
ESTATE OF WILLIAM J. PACHECO,
JR.

Respondents.

HOUSING COURT

C.A. No.: 26-11

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BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS OF
48 UNION STREET

1. The electronic bid package (the “Bid Package”) for the property known as 48 Union Street, Warren, Rhode Island, located at Map 2, Block 92 on the Town of Warren Tax Assessor’s Map, (the “Real Estate”) is available to prospective purchasers. The Bid Package may be accessed either online at www.frlawri.com or by contacting Juliette Collins at jcollins@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. 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 five (5%) percent of the purchase price which may be paid by certified check made payable to “W. Mark Russo, Receiver”.
5. Upon the conclusion of any competitive bidding, the Receiver shall seek approval of the highest and best Competing Bid from the Town of Warren Housing Court.