

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

To All Interested Parties: On September 12, 2018, the Receiver will seek approval to sell the Real Estate located at 12 Coomer Avenue, Warren, RI (the "Real Estate"). Any Party may attend the hearing and present higher or better offers for the Real Estate. \$10,000.00 in certified funds made payable to the Receiver is required to bid.



- The Real Estate is located at 12 Coomer Avenue, Warren, Rhode Island (the "Real Estate"), and consists of approximately 0.143 acres of land.
- Situated upon the Real Estate is a single-family residential structure (the "Structure"). The Structure is a two-story "Dutch Colonial" built in 1920. The Structure is situated with three (3) bedrooms and two (2) full bathrooms. It also has a basement, enclosed porch, and a total of 1,264 square feet of livable space. Located behind the Structure is a two-car detached garage, which is situated at the end of a private drive.
- The Real Estate is located in the R10 Residence district of the Town of Warren Zoning Map. The Real Estate is serviced by gas, has a baseboard heating system, and a fireplace.

The Receiver has accepted an offer to purchase in the amount of \$115,000.00
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. Comprehensive materials regarding the Real Estate are also available upon request. All inquiries may be directed to the Receiver at: jdorsey@frlawri.com

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