



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

John A. Dorsey
jdorsey@frlawri.com

207 Quaker Lane | Suite 301 | West Warwick, RI 02893
401.455.1000 | www.frlawri.com

June 11, 2025

**Re: City of Warwick v. Pauline O'Toole; and One Parcel of Real Estate Commonly Known as 127 Woodbine Avenue, Plat 373, Lot 0065, an In Rem Respondent;
C.A. No.: PM25000180**

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Warwick Tax Assessor's Map as Plat 373, Lot 0065 (the "Subject Property"). The Subject Property is located at 127 Woodbine Avenue, Warwick, Rhode Island 02886.

The Subject Property consists of approximately 0.23 acres of land and is located within the Residential 101 Zone of the City of Warwick's Zoning Map.

Currently situated upon the Subject Property is a single-family residential structure that was built in 2007. The Structure was previously configured with 3,523 square feet of living space, consisting of nine (9) total rooms, including three (3) bedrooms and three (3) full bathrooms.

Electricity for the Subject Property is provided by Rhode Island Energy. Sewer services are provided by the Warwick Sewer Authority, and water is provided by the Warwick Water Division.

Comprehensive bid package materials and a sample abatement template are available at www.frlawri.com, or can be e-mailed or mailed upon request. 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 Subject Property to a habitable condition.

Site visits can be scheduled at any time by calling our office at the number listed above.

Please contact our office at your earliest convenience, so that we may further discuss any interest that you have in the Subject Property.

Thank you.

Sincerely,

JOHN A. DORSEY