

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 241 Rand Street, Central Falls, 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 241 Rand Street, Central Falls, Rhode Island (the "Real Estate"). The Real Estate consists of approximately 0.166 acres of land.
- The Real Estate is located in the "R-3 Multi Household" district of the City of Central Falls Zoning Map. The area immediately surrounding the Real Estate is primarily multi-family residential dwellings. The Real Estate is located conveniently close to shops and restaurants along both Lonsdale Avenue and Dexter Street.
- The "Tri-Family" residential dwelling has 3,156 square feet of livable space. With its current configuration, the dwelling has a total of five (5) bedrooms and three (3) full bathrooms, and each floor measures 1,052 square feet. The dwelling has a basement and private open porches on the second and third floors. Located beside the dwelling is a private, off-street, paved driveway and parking area, with space available for multiple vehicles.

The Receiver has accepted an offer to purchase in the amount of \$110,000.00
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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