

STATE OF RHODE ISLAND
EAST PROVIDENCE, MC

MUNICIPAL COURT

CITY OF EAST PROVIDENCE
Petitioner

v.

ESTATE OF PAUL DINSMORE, AND
ONE PARCEL OF REAL ESTATE
COMMONLY KNOWN AS
45 E. KNOWLTON STREET,
MAP 412, BLOCK 28, PARCEL 002
Respondent

:
:
:
:
:
:
:
:
:
:

No.: RP-25-5-

**BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS OF
45 E. KNOWLTON STREET**

1. The electronic bid package (the “Bid Package”) for the property known as 45 E. Knowlton Street, East Providence, Rhode Island, located at Map 412, Block 28, Parcel 002 in the City of East Providence 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 M. 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 offered 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 East Providence Municipal Court.