STATE OF RHODE ISLAND **MUNICIPAL COURT**
TOWN OF SOUTH KINGSTOWN

TOWN OF SOUTH KINGSTOWN	:	
Petitioner,	:	
v.	:	**Docket No.: SK-2025-018**
	:	
ROBERT E. CARPINELLI;	:	
JOHN M. CARPINELLI; AND	:	
ONE PARCEL OF REAL ESTATE	:	
COMMONLY KNOWN AS	:	
98 WASHINGTON STREET,	:	
MAP 86-3, LOT 129,	:	
AN IN-REM RESPONDENT,	:	
Respondents.	:	

BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS OF 98 WASHINGTON STREET

1. The electronic bid package (the "Bid Package") for the property known as 98 Washington Street, South Kingstown, Rhode Island, located at Map 86-3, Lot 129 on the Town of South Kingstown 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, Esq., Receiver".

5. Upon the conclusion of any competitive bidding, the Receiver shall seek approval of the highest and best Competing Bid from the South Kingstown Municipal Court.