

STATE OF RHODE ISLAND  
CITY OF CENTRAL FALLS

MUNICIPAL COURT

CITY OF CENTRAL FALLS :  
    *Petitioner,* :  
v. :  
 :  
ONE PARCEL OF REAL ESTATE :  
COMMONLY KNOWN AS :  
58-70 CONDUIT STREET, LOCATED :  
AT MAP 10, LOT 111; AN *IN REM* :  
RESPONDENT, AND JIMMY :  
ESTRADA,, :  
    *Respondents.* :

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Docket No.: 2025-006

**BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS OF  
58-70 CONDUIT STREET**

1. The electronic bid package (the “Bid Package”) for the property known as 58-70 Conduit Street, Central Falls, Rhode Island, located at Map 10, Lot 111 on the City of Central Falls Tax Assessor’s Map, (the “Real Estate”) is available to prospective purchasers. The Bid Package may be accessed either online at [www.frlawri.com](http://www.frlawri.com) or by contacting Juliette Collins at [jcollins@frlawri.com](mailto: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](http://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 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 Central Falls Municipal Court.