

**STATE OF RHODE ISLAND  
PROVIDENCE, SC**

**SUPERIOR COURT**

**WILLOW OAKS APTS LP**

*Petitioner,*

**v.**

**THE PARCELS OF REAL ESTATE  
LOCATED WITHIN THE TOWN  
OF LINCOLN TAX ASSESSOR’S MAP,  
COMMONLY KNOWN AS:  
REAR CONDUITE STREET, LOCATED AT  
PLAT 2, LOT 98; and  
0 CONDUIT STREET, LOCATED  
AT PLAT 2, LOT 100**

*and*

**THE PARCEL OF REAL ESTATE  
LOCATED WITHIN THE CITY  
OF CENTRAL FALLS TAX ASSESSOR’S  
MAP COMMONLY KNOWN AS:  
13 CONDUIT STREET, LOCATED AT  
PLAT 10, LOT 108**

*Respondents.*

**C.A. No.: PC-2018-7632**

**SALES PROCEDURE ORDER**

The Permanent Receiver, John A. Dorsey, Esq. (the “Receiver”), in and only in his capacity as the duly appointed Permanent Receiver for the parcels of Real Estate, Commonly Known as Rear Conduit Street, Located at Plat 2, Lot 98 on the Town of Lincoln Tax Assessor’s Map; 0 Conduit Street, Located at Plat 2, Lot 100 on the Town Of Lincoln Tax Assessor’s Map; and 13 Conduit Street, Located at Plat 10, Lot 108 on the City of Central Falls Tax Assessor’s Map (collectively the Subject Property”) submitted a Petition for Instructions to establish certain sales procedures and timelines.

Upon hearing thereon, it is hereby ORDERED:

1. The Receiver has assembled a list of potential bidders from various resources that have expressed an interest in submitting bids for the acquisition and abatement of the Subject Property. The Receiver has made initial contact with such potentially interested bidders.

2. On or before May 17, 2019, the Receiver shall circulate information regarding the Receiver's electronic bid package and associated materials to the potentially interested parties, as well as any additional parties that the Receiver may identify as having an interest in submitting a bid for the acquisition and abatement of the Subject Property.

3. Initial bids ("Initial Bids") shall be submitted by potential bidders no later than May 31, 2019.

4. The hearing date at which time Initial Bids submitted shall be subject to higher and better competing bids shall be June <sup>17<sup>th</sup></sup> 14, 2019.

5. The hearing referenced in ¶4 above, shall proceed pursuant to the bid instructions attached hereto as *Exhibit A*.

BY ORDER:

  
\_\_\_\_\_  
Associate Justice

ENTER:

  
\_\_\_\_\_  
Clerk

Prepared by:

/s/ John A. Dorsey  
John A. Dorsey (#8373)  
Ferrucci Russo P.C.  
55 Pine Street, 4<sup>th</sup> Floor  
Providence, RI 02903  
Tel: 401-455-1000  
Fax: 401-455-7778  
E-mail: [jdorsey@frlawri.com](mailto:jdorsey@frlawri.com)

# EXHIBIT A

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*Respondents.*

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**C.A. No.: PC-2018-7632**

**BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS**

1. The electronic bid package (the "Bid Package") for the parcels of real estate, commonly known as Rear Conduit Street, Located at Plat 2, Lot 98 on the Town of Lincoln Tax Assessor's Map; 0 Conduit Street, Located at Plat 2, Lot 100 on the Town Of Lincoln Tax Assessor's Map; and 13 Conduit Street, Located at Plat 10, Lot 108 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 John Dorsey at [jdorsey@frlawri.com](mailto:jdorsey@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. A sample abatement form is available online at [www.frlawri.com](http://www.frlawri.com).
3. Any Initial 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 percent (5%) of the offer price, which may be paid by certified check

made payable to "John A. Dorsey, Receiver".

4. The Receiver has scheduled a sale hearing (the "Sale Hearing"), on June 14<sup>th</sup>, 2019, before the Providence County Superior Court, which is located at the Licht Judicial Complex, 250 Benefit Street, Providence, Rhode Island 02903. All prospective bidders shall be entitled to make their final highest and best Competing Bids in conformance with the procedures to be set forth by the Receiver at the Sale Hearing.
5. Upon the conclusion of any competitive bidding, the Receiver shall make a recommendation to the Court regarding the highest and best Competing Bid submitted to the Estate.