

NOTICE OF RECEIVER'S SALE BY THE RECEIVER, JOHN A. DORSEY, ESQ.

To All Interested Parties: On January 8, 2020, at 5:30 p.m. the Receiver will seek approval to sell the Real Estate located at 37 Lincoln Avenue, Central Falls, RI (the "Real Estate"). Any Party may attend the hearing and present higher or better offers for the Real Estate. \$7,000.00 in certified funds made payable to the Receiver is required to bid.



- The Real Estate consists of approximately 0.101 acres of land.
- The Real Estate is located in the "R-3 multi-household dwelling district" of the City of Central Falls Zoning Map. The Real Estate is located conveniently close to shops and restaurants along Broad Street.
- Situated upon the Real Estate is a four (4) family residential structure. The Structure has 3,002 square feet of living space, consisting of sixteen (16) total rooms, including five (5) bedrooms, four (4) full bathrooms.
- Located beside the Structure is a private, off-street, paved driveway with parking available for at least two (2) vehicles.

The Receiver has accepted an offer to purchase in the amount of \$140,000.00
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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