STATE OF RHODE ISLAND **TOWN OF WARREN**		**HOUSING COURT**
TOWN OF WARREN ***Petitioner,*** **v.** **ONE PARCEL OF REAL ESTATE COMMONLY KNOWN AS 94 CANARIO DRIVE, MAP 15A, BLOCK 186, AN IN-REM RESPONDENT; AND RALPH J. MATRONE.** ***Respondents.***	: : : : : : : : : : :	**C.A. No.: HC-23-173**

BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS OF 94 CANARIO DRIVE, WARREN, RHODE ISLAND

1. The electronic bid package (the "Bid Package") for the property known as 94 Canario Drive, Warren, Rhode Island, located at Plat 15A, Block 186, on the Town of Warren Tax Assessor's Map, (the "Subject Property") is available to prospective purchasers. The Bid Package may be accessed either online at www.frlawri.com or by contacting John Dorsey at jdorsey@frlawri.com and requesting a copy of the Bid Package.

2. As part of any bid to abate and acquire the Subject Property, offers must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Subject Property 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 5% of the offered purchase price, which may be paid by certified check made payable to "John A. Dorsey, Receiver".

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