STATE OF RHODE ISLAND

PROVIDENCE, SC. **SUPERIOR COURT**

[Filed: December 22, 2021]

RIALTO CAPITAL ADVISORS LLC and RSS UBSCM2012-C1 – RI RD, LLC et al.,	:	
***Petitioners*,**	:	
v.	:	**C.A. No. PC-2020-06964**
ROBERT DAY, LLC and real property located at 10 Dorrance Street, Providence, RI,	:	
***Respondent*.**	:	

"CALVINBALL CANNOT BE PLAYED ON THIS COURT: THE SANCTITY OF AUCTION PROCEDURES IN [RECEIVERSHIPS]."[1]

DECISION

STERN, J. Before the Court for approval is the recommendation of Theodore Orson, Esquire, Permanent Receiver (the "Receiver") regarding the highest and best offer for the receivership property located at 10 Dorrance Street in Providence, Rhode Island (Assessor's Plat 20, Lot 18) (the "Property"). Petitioners Rialto Capital Advisors LLC and RSS UBSCM2012-C1 – RI RD,

[1] "Calvin is a boy, and Hobbes is a stuffed toy tiger, but in the popular comic strip, Hobbes is Calvin's real world playmate. One game that Calvin loves to play is called 'Calvinball.' For those of you who do not read the Sunday Funnies, let me explain the rules of Calvinball. When it's Calvin's turn to hit the ball it's worth as many points as he says, and when Hobbes hits the ball, its worth much less. Calvin has no out of bounds, and Hobbes plays the same game on a field of ever changing boundaries all of which seem to be inside of where his ball lands. In Calvinball there are no set rules because the most important rule of Calvinball is the one noted at the top of the list of 'Official Calvinball Rules:' 'IMPORTANT — **The following rules are subject to be changed, amended, or deleted by any player(s) involved**.' Accordingly, anyone who plays Calvinball does so in an ever dynamic state of non-rules. You see, as Hobbes says, 'there is no game more disorganized than Calvinball."' Bret Rappaport and Joni Green, 11 J. Bankr. J. & Prac. 189, 189 (2002) (bold in original).