

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

NOTICE TO THE PUBLIC

SEE ANY REAL ESTATE BROKER OF YOUR CHOICE

The following properties are being listed AS-IS, ALL CASH WITHOUT INSURED FINANCING AND WARRANTY. An earnest money deposit, of 10% or a maximum of \$2,000.00, made payable to HUD, in the form of a cashiers check, purchased by the buyer from a local lending institution (Out of State Cashiers Checks will not be accepted), or money order, will be required with submission of the Sales Contract and appropriate addendums. The balance due, in the form of a cashiers check or money order made out to the title company will be collected at closing. EARNEST MONEY NOT RECEIVED WITHIN THREE DAYS ON SUCCESSFUL BIDS WILL AUTOMATICALLY CANCEL OFFERS. AS-IS, ALL CASH SALES MUST CLOSE WITHIN 30 DAYS. NOTICE: EFFECTIVE DECEMBER 12, 1983, REQUESTS FOR EXTENSIONS ON TRANSACTIONS REQUIRING MORE TIME THAN THE MAXIMUM ALLOWED, MAY BE CONSIDERED, BUT AT NO TIME WILL THE EXTENSION EXCEED 15 DAYS. THERE WILL BE A \$10.00 PER DAY FEE CHARGED AND THIS FEE WILL BE PAYABLE AT THE TIME THE EXTENSION IS REQUESTED. A change in our longstanding policy has been determined by Central Office in Washington, DC. Earnest money received in connection with the sale of acquired properties will be deposited upon execution by HUD of the HUD-9548, Standard Retail Sales Contract. In the event of a refund to the prospective buyer, barring any forfeiture of earnest monies, HUD will prepare a refund voucher and send it to the Office of Finance and Accounting in Washington, DC. All Real Estate Brokers and Salesmen, without exception, are instructed to insert the following statement in Item "H" of the Standard Retail Sales Contract which you submit. "Item b on the reverse of this contract is hereby deleted. HUD will deposit the earnest money deposit, tendered herewith, upon acceptance of this contract." Bid openings will take place in the Office of the Department of Housing & Urban Development, 720 South 7th Street, Suite 221, Las Vegas, NV 89101. Telephone: (702) 368-6331.

BID CUT OFF DATE: May 25, 1984, at 4:30pm
 BID OPENING DATE: May 29, 1984, at 11:00am

ALL OFFERS ARE TO BE SUBMITTED IN SEALED ENVELOPES WITH THE CASE NUMBER, PROPERTY ADDRESS, OWNER-OCCUPANT OR INVESTOR AND DATE BID OPENING IS SCHEDULED, INDICATED ON THE OUTSIDE. SALESPERSONS ARE ASKED TO ATTACH THEIR BUSINESS CARD ALONG WITH SALES OFFER, SO THAT WE MAY KNOW WHO TO CONTACT IF NECESSARY. ALL BIDS ACCEPTED FROM OWNER-OCCUPANT BIDDERS SHALL NOT BE GIVEN PRIORITY OVER OFFERS TO PURCHASE FROM INVESTOR BIDDERS EXCEPT OFFERS OF EQUAL AMOUNTS. IF SUCH AN OCCASION OCCURS THE OWNER-OCCUPANT BIDDER WILL BE ACCORDED THE FIRST PRIORITY OF PURCHASE. ALL BIDS MUST BE RECEIVED BY 4:30 P.M. ON MAY 25, 1984. NO OTHERS WILL BE CONSIDERED. PROPERTIES NOT SOLD AT BID OPENING, WILL IMMEDIATELY BE PUT ON A FIRST-COME, FIRST-SERVED BASIS UNTIL SOLD, WITHDRAWN, OR RELISTED.

The following is an excerpt taken from the July 12, 1983, P.I.R., Paragraph 16.a, b, and c.

16. **ADVERTISING BY BROKERS:** Selling brokers may, at their own expense, advertise HUD-Acquired Properties for sale and are encouraged to do so in accordance with the following:
- a. Properties may not be advertised until they are officially listed for sale by HUD.
 - b. Brokers, unless otherwise authorized, may not word their advertisements to state or imply or have them placed in such a position with regard to other advertisements or notices, including those placed by HUD, so as to give the appearance that they are the sole source of property information or that they have an exclusive or favored sales listing or sales advantage.
 - c. The terms "repossessed," "distressed," or "foreclosed" may not be used.

LAS VEGAS Case Number	Address	Min. Offer Price	BR	BA	Garage	Code
332-081673-203	5355 Treasure Ave.	\$42,011	4	2	None	4
332-086092-203	7108 Astronaut Ave.	\$68,500	4	2	Carport	4
332-092801-270	3225 Avondale Ct.	\$45,351	3	2	None	4
332-094859-203	3021 Vegas Dr.	\$42,000	3	2	Carport	4
332-095993-203	5280 Vicksburg Ave.	\$57,000	3	2	Garage	4
332-103796-203	2616 Jansen Ave.	\$43,500	3	1 1/2	None	4FH
332-105303-203	3962 Badillo St.	\$60,000	3	2	Garage	4
332-107192-261	1384 Bradhurst Ct.	\$51,200	2	1	Garage	4FH
332-107737-203	1189 Balzar Ave.	\$17,000	4	1 1/2	None	4FH
332-109208-203	3463 S. Villa Knolls Dr.	\$53,270	2	1 1/2	Carport	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT						
332-110530-261	4808 Mohave Rd.	\$67,500	3	2	Garage	4

NORTH LAS VEGAS

332-034224-235	726 "D" Nelson Ave.	\$20,758	3	1 1/2	None	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF 25.75 IN ADDITION TO MONTHLY PAYMENT						
332-097724-203	2521 St. George St.	\$55,955	4	3	None	4
NOTE: THIS IS A DUPLEX						

332-100944-203	3260 Rio Grande St.	\$46,208	3	2	Garage	4
332-100956-203	3270 Rio Grande St.	\$39,568	3	2	Garage	4
332-112110-203	3421 East Carey Ave.	\$43,320	3	2	Garage	4

HENDERSON

332-090774-203	241 Tonalea Ave.	\$52,796	3	2	Garage	4
332-106130-203	536 Chelsea Dr.	\$58,000	3	1 1/2	Garage	4
332-106333-203	528 Chelsea Dr.	\$59,000	3	1 1/2	Garage	4
332-107016-203	518 Chelsea Dr.	\$60,000	3	1 1/2	Garage	4
332-108642-203	280 Rancho Dr.	\$75,000	3	2	Garage	4
332-108773-203	290 Palo Verde	\$70,000	4	2	Garage	4
332-109118-203	270 Duke of Wales Ct.	\$58,425	3	2	Garage	4
332-109399-503	706 Strawberry Place	\$64,500	3	2	Garage	4
332-110476-203	251 Princess Ann Ct.	\$56,525	3	2	Garage	4
332-110492-203	510 Chelsea Dr.	\$59,000	3	1 1/2	Garage	4
332-111077-503	428 Hollick Ave.	\$46,930	2	1 1/2	Garage	4
332-112345-203	418 Bottle Brush Way	\$50,000	3	2	Garage	4
332-108231-203	516 Chelsea Dr.	\$50,250	2	2	Garage	4

HAWTHORNE

331-99030-987	374 "L" Street	\$33,000	3	2	Garage	4
---------------	----------------	----------	---	---	--------	---

The following properties are offered for sale as is, with FHA-insured financing without the one-year structural and systems warranty, or other provisions for warranty contained in Item 11 on the reverse side of the Standard Retail Sales Contract, Form HUD-9548. A \$500 earnest money deposit will be required with submission of the sales contract. The balance of the down payment due will be collected at closing. Amounts offered above the minimum offering price are in addition to the down payment which will represent a larger investment in the property. ALL BIDS ACCEPTED BY HUD FROM AN INVESTOR WILL BE SUBJECT TO A LOW RATIO LOAN.

LAS VEGAS Case Number	Address	Max. Mort. Amount	Min. Offer Price	BR	BA	Garage	Code
332-100426-234	2905-A Silk Ct.	\$32,450	\$33,500	2	1	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNER ASSOCIATION DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
332-102705-203	5709 Ridgetree Ave.	\$73,200	\$76,000	4	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
332-102719-203	5713 Ridgetree Ave.	\$73,200	\$76,000	3	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
332-105849-203	93 Lupin Court	\$45,550	\$47,000	2	2	Carport	1
332-109083-503	3878 Boca Grande	\$69,850	\$73,000	3	2	Garage	1
332-109417-203	579-B Roxella Ln.	\$55,150	\$57,000	2	1 1/2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
332-109594-261	1220 Mews Lane	\$46,950	\$48,450	2	1 1/2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT							
332-111845-261	1248 Christy Lane	\$67,000	\$69,500	3	2 1/2	Garage	1
332-112289-203	1209 Coach Lane	\$50,600	\$52,250	3	2 1/2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT.							
332-113047-261	4750 Madrigal Way	\$47,900	\$49,400	2	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.							

HENDERSON

332-106582-203	512 Chelsea Dr.	\$50,600	\$52,250	3	1 1/2	Garage	1
332-108918-203	2797 Tensmuir Pl.	\$77,700	\$80,750	2	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOCIATION DUES OF \$110.00 IN ADDITION TO MONTHLY PAYMENT.							

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE.