

# CLASSIFIED ADVERTISING

**Office Space For Rent**  
Attractive, small office building for rent. Excellent location. Spacious - 6 rooms. Very reasonable rent. Call 648-466 or 648-2236.

**BA HA'I**  
877-0377

Furnished apartment for rent. Newly decorated. Spacious. Clean. Must see to believe. Real comfortable. Call 648-4665 or 648-2236.

**LOSE WEIGHT NOW!**

After you've tried your way, P.M.S., Weight-watchers, Nutri-Systems or whatever didn't work, call ME for something that DOES work. Call Jennii at 646-2694.

## LAS VEGAS SENTINEL-VOICE

UNHAPPY with present earnings? Our company is looking for a few good people who like people. WE TRAIN YOU! We start you in your own business for LESS THAN \$100 dollars. Join one of

the fastest growing companies and make big money if you're willing to apply yourself. Full or part-time available. Contact Tony Washington at 796-7320 NOW!

## REGISTER

Radio KENO is accepting applications for Traffic Director. Experience required. Apply Monday through Friday, 9 a.m. to 5 p.m. at 4660 South Decatur Boulevard. Equal Opportunity Employer M/F/H

### 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) 388-6331.

BID CUT OFF DATE: June 8, 1984, at 4:30pm  
BID OPENING DATE: June 11, 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 JUNE 8, 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.

332-107415-203	6760 Fallona Ave.	\$61,000	3	2	Garage	4
332-110468-203	25 N. Colbath St.	\$51,000	2	1	Garage	4
332-110785-203	1423 N. "B" St.	\$14,000	3	1	None	4
332-114655-203	2326 Howard Ave.	\$31,400	3	2	None	4
332-112332-503	465 "E" North Lamb	\$37,400	2	2	Carport	4

**NORTH LAS VEGAS**

332-074617-203	2525 Donna St., #K	\$20,500	3	1 1/2	None	4
332-077147-265	1900 Hassell Ave.	\$18,000	3	2	Carport	4
332-098379-270	2520-L Bullock St.	\$21,500	3	1 1/2	None	4
332-100262-203	3633 Lone Oak St.	\$55,000	3	2	Garage	4
332-100946-203	3310 Rio Grande St.	\$37,000	3	2	Garage	4
332-100959-203	3340 Rio Grande St.	\$42,300	3	2	Garage	4
332-103675-203	609 Glendale Ave.	\$32,000	3	1	None	4
332-106998-203	2716 Sword	\$33,000	3	1	None	4
332-108055-203	3370 Rio Grande St.	\$42,300	3	2	Garage	4
332-110086-503	4046 Tillamook Ave.	\$54,000	3	2	Garage	4

**HENDERSON**

332-098723-203	295 Basic Road	\$43,850	3	2	Carport	4
332-110396-596	735 Brick Drive	\$65,000	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 LGW RATIO LOAN.

			Max. Mort. Amount	Min. Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>								
332-111022-270	4771 Primavera	\$39,650	\$40,900	2	2	Garage	1	
332-114401-203	3010 Carmelian St.	\$90,000	\$95,000	4	2 1/2	None	1	
332-110071-270	3816 Asbury Court	\$76,500	\$80,000	3	2	Garage	1	

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.

LAS VEGAS Case Number	Address	Min. Offer Price	BR	BA	Garage	Code
332-088642-203	301 Arnold Street	\$40,000	2	1	None	4
332-100948-203	3350 Rio Grande St.	\$46,000	3	2	Garage	4
332-102161-203	5383 Mesa Dr.	\$57,000	3	2	Garage	4
332-102373-203	5158 Wilbur St.	\$53,000	3	2	None	4