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CLASSIFIED ADVERTISING

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 \$13.50 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 15, 1984, at 4:30pm
BID OPENING DATE: June 18, 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 15, 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.

332-110437-203	3515 Haddock Avenue	\$40,000	3	1	None	4
332-110741-203	1661 Linn Lane	\$46,000	3	2	None	4
332-111656-203	6304 Molino Street	\$46,000	3	2	None	4
332-112331-503	465 "G" No. Lamb Blvd. H/O Assn. Dues - \$48/mo.	\$30,500	1	1	Carport	4
332-112369-561	5742 Arbor Oaks Circle	\$62,500	2	2	Garage	4
332-117067-203	1381 Labador Drive	\$62,500	3	2	Garage	4

NORTH LAS VEGAS

332-097418-203	1313 Piper Avenue	\$25,000	3	1	Carport	4
332-108687-203 DUPLEX	713 Williams Avenue	\$35,000	4	2	None	
332-110985-266	2012 Hassell Avenue	\$15,000	5	2	None	4
332-114696-203	3500 Canoga	\$32,000	3	2	None	4

HENDERSON

332-104978-203	1521 Chestnut Street	\$48,000	3	2	Carport	4
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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	Min. Offer Price	BR	BA	Garage	Code
332-076428-203	5801 Fawn Avenue	\$57,700	3	2	None	4
332-087002-203	4374 Springdale Ave.	\$38,000	3	1	None	4
332-094775-203	1801 David	\$42,500	3	2	None	4
332-097281-203	4405 Mark Avenue	\$55,000	3	2	Garage	4
332-101565-203	607 Brush Street	\$39,900	3	1	None	4
332-102249-203	3569 Florrie Avenue	\$46,000	3	2	Garage	4
332-102583-203	4314 Caliente Street	\$50,000	2	1 1/2	Garage	4
332-102597-203	4326 Caliente Street	\$56,000	2	1 1/2	Garage	4
332-103221-270	4691 San Leandro Ave.	\$53,000	3	2	Carport	4
332-103916-203	3900 Nixon Drive	\$30,000	3	2	Garage	4
332-105092-203	2005 Madeline Drive	\$66,000	3	2	Garage	4
332-105316-203	3973 Olive Street	\$60,000	4	2	Garage	4
332-105377-203	2313 Ragland Street	\$49,850	2	1	Carport	4
332-106986-270	3912 Sequoia Avenue	\$42,300	5	3	None	4
332-110478-596	441 "E" No. Lamb Blvd. H/O Assn. Dues - \$48/mo.	\$40,900	2	2	Carport	4

LAS VEGAS	Address	Max. Mort. Amount	Min. Offer Price	BR	BA	Garage	Code
332-100677-234	4460 Rich Drive #B H/O Assn. Dues - \$60/mo.	\$53,400	\$55,700	2	2	Carport	1
332-107836-270	4425 Via Madrigal	\$60,100	\$62,750	2	2 1/2	Garage	1
332-109696-203	637 Remington Drive	\$48,000	\$50,000	3	1	Garage	1
332-124611-234	3727 Hazelwood #16,17	\$45,650	\$47,500	2	2	Carport	1

NO. LAS VEGAS

332-100435-203	2617 Seven Pines	\$44,200	\$46,000	3	2	Garage	
332-116340-203	2552 Herrod Drive	\$48,000	\$50,000	3	1	Carport	1

HENDERSON

332-112318-261	413 Pumpkin Lane	\$58,450	\$61,000	3	2	Garage	1
332-113553-203	412 Forest Street	\$64,900	\$67,800	3	2	None	1
332-116283-203	2421 Vista Colina St.	\$78,400	\$82,000	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.