

# 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 Las Vegas HUD Office, Conference Room, 720 South 7th Street, Suite 221, 2nd Floor, Las Vegas, Nevada. Telephone number is (702) 388-6331.

BID CUT OFF DATE: August 10, 1984, at 4:30 p.m.  
BID OPENING DATE: August 13, 1984, at 11:00 a.m.

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 AUGUST 10, 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.

LAS VEGAS Case Number	Address	Min. Offer Price	BR	BA	Garage	Code
332-082874-203	59 N. Sandhill Rd.	\$33,150	3	2	Garage	4
332-092609-203	6216 Brittany Way	\$42,670	3	2	Garage	4
332-092696-203	4757 Tierra Verde St.	\$43,775	2	2	Garage	4
332-092975-203	4768 Fairfax Avenue	\$45,475	3	2	Carport	4
332-094262-203	1329 Ardmore Avenue	\$45,603	3	2	None	4
332-099738-203	1662 "D" Street	\$34,850	2	1	Garage	4
332-096925-203	903 W. Adams Ave.	\$17,000	2	1	None	4
332-097430-203	5935 Willard St.	\$33,000	4	3	None	4
332-098403-270	1700 Betty Lane	\$40,375	3	2	None	4
332-100493-270	1036 Bracken Ave.	\$37,525	2	2	None	4
332-100564-203	4354 E. Cincinnati Ave.	\$51,000	3	2	Garage	4
332-101171-203	826 Balzar Avenue	\$24,500	4	2	None	4
332-103589-203	429 N. Lamb Blvd., #8E	\$36,975	2	2	Carport	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$48.00 IN ADDITION TO MONTHLY PAYMENT						
332-102680-203	4228 Park Court	\$56,908	2	1½	None	4
332-105060-203	612 Jones Blvd.	\$51,000	3	2	None	4
332-105356-270	1005 Slayton Drive	\$52,870	3	2	Garage	4
332-107671-203	400 Lakehurst Rd.	\$56,950	3	2	Carport	4
332-108119-203	3791 Geist Avenue	\$38,250	3	2	Garage	4

332-110105-203	867 Flagstone Way	\$43,860	2	1½	Carport	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT						
332-111458-503	4537 Prince Carey Ct.	\$46,750	3	2	Garage	4
332-111919-266	6065 Bluehill Ave.	\$28,900	2	2	None	4
332-112277-203	1204 Coach Lane	\$41,820	3	2	Garage	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-112286-203	1214 Coach Lane	\$43,308	3	2	Garage	4
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-114377-203	6232 Brittany Way	\$51,425	3	1½	Garage	4
332-116643-203	8101 Eginton Avenue	\$67,150	3	2	Garage	4

#### NORTH LAS VEGAS

332-079927-203	2921 Columbia Ct.	\$29,750	3	2	Carport	4
332-082104-235	2420 N. Clayton St.	\$22,950	4	2	Carport	4
332-088319-203	1915 W. Nelson	\$27,000	5	2	None	4
332-095306-203	1305 Ferguson Ave.	\$34,000	3	2	Carport	4
332-101525-203	2532 Statz St.	\$22,800	2	1	None	4
332-106809-203	1817 W. Nelson	\$15,300	3	2	None	4
332-106982-270	3632 Basin St.	\$33,150	3	1	None	4
332-112958-203	1308 Flower Ave.	\$29,750	3	2	None	4
332-114859-203	2222 N. Highland Dr.	\$21,250	2	1	None	4

#### HENDERSON

332-108231-203	516 Chelsea Dr.	\$42,700	2	2	Garage	4
332-116130-203	438 Holick Ave.	\$37,400	1	1	Garage	4

#### PAHRUMP

332-109799-203	Bond Street	\$17,485	2	2	None	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. MAXIMUM MORTGAGE AMOUNT FOR HUD-INSURED LOANS: 1) Owner/Occupant - The maximum mortgage amount is computed by taking 97 percent of the first \$25,000 plus 95 percent of the remaining amount of the listing price, plus 90 percent of any amount bid above the listing price, then rounding down to the nearest \$50.00 up to statutory limits. 2) Investor - The maximum mortgage amount is computed by taking 85 percent of the bid amount and rounding down to the nearest \$50.00 up to statutory limits.

Case Number	Address	Max. Mort. Amount	Min. Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
332-110752-203	4509 Queen Angel Ct.	\$53,200	\$55,500	3	2	Garage	1
<b>HENDERSON</b>							
332-104342-203	516 Longtree Ave.	\$50,450	\$52,600	4	2	Garage	1
332-104971-261	1504 Chestnut St.	\$44,950	\$46,800	2	1	Carport	1
332-113443-203	413 Forest St.	\$51,100	\$53,300	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.