

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 OR 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. Sale subject to conditions on attachment to Standard Retail Sales Contract, Form HUD-9548. 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: October 1, 1984, at 4:30 p.m.
 BID OPENING DATE: October 9, 1984, at 9:00 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 OCTOBER 9, 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.

332-121997-203	4723 Fairfax Ave.	\$67,800	3	2	Garage	2
332-122864-203	521 Wardell St.	\$57,800	4	2	None	2
NOTE: THIS IS A DUPLEX						
332-124394-203	3408 Miramar Dr.	\$70,000	3	2	Garage	2
332-125944-203	2932 E. Poplar Ave.	\$120,700	8	8	None	2
NOTE: THIS IS A FOUR-PLEX						
NORTH LAS VEGAS						
332-121575-203	2415 Belmont St. A&B	\$62,250	4	2	None	2
NOTE: THIS IS A DUPLEX						
332-079927-203	2921 Columbia Court	\$26,850	3	2	Carport	2
332-082104-235	2420 N. Clayton St.	\$20,750	4	2	Carport	2
332-088319-203	1915 West Nelson	\$24,400	5	2	None	2
332-087438-203	2701 Clayton St.	\$25,000	3	2	None	2
332-090707-203	1901 Helen	\$33,900	3	1	Carport	2
332-093543-203	3830 Eastbend Ave.	\$49,000	4	2	Carport	2
332-095306-203	1305 Ferguson Ave.	\$30,700	3	2	Carport	2
332-100947-203	3330 Rio Grande St.	\$45,600	3	2	Garage	2
332-101525-203	2532 Statz St.	\$20,600	2	1	None	2
332-106982-270	3632 Basin St.	\$29,950	3	1	None	2-4

HENDERSON						
332-109113-203	260 Duke of Wales Court	\$59,000	3	2	Garage	2
332-109114-203	241 Duke of Wales Court	\$62,000	3	2	Garage	2
332-109119-203	291 Princess Ann Court	\$63,000	3	2	Garage	2
332-110295-203	290 Duke of Wales Court	\$54,400	2	2	Garage	2
332-112197-503	1602 Keena Drive	\$51,000	2	1	Garage	2
332-113471-203	451 Sellers Place	\$49,350	2	1	Carport	2
332-115436-296	410 Cindy Place	\$53,000	3	2	Garage	2
332-116130-203	438 Holick Avenue	\$33,800	1	1	Garage	2

PAHRUMP						
332-110609-203	5 Zepher	\$42,500	3	2	Garage	2

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. This \$500.00 earnest money deposit must be a Cashier's Check, certified funds, or money order drawn on a Nevada institution. 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. When a property is sold with FHA insurance, the new owner will have five (5) calendar days from close of escrow to request HUD correct any problems in the plumbing, heating, electrical, air conditioning (not evaporative coolers), and structural problems. Appliances are not included. The final decision on corrective action is the sole decision of HUD.

LAS VEGAS						
Case Number	Address	Listed Offer Price	BR	BA	Garage	Code
332-086932-203	1204 Tumble Weed	\$47,400	4	2	Carport	1
332-097506-293	1556 Calabria Drive	\$58,950	3	2	Garage	1
332-098707-203	4039 Studio St.	\$59,100	4	2	Garage	1
332-116628-203	7560 Florine	\$79,000	3	2	Garage	1
332-120436-203	1592 Lucerne	\$69,000	3	2	None	1

HENDERSON						
32-107996-203	1581 Mustang Dr.	\$71,250	3	2	Garage	1
332-108918-203	2797 Tensmuir Place	\$65,170	2	2	Garage	1
NOTE: THIS IS A CONDO. HOMEOWNER ASSOC. DUES OF \$110.00 IN ADDITION TO MONTHLY PAYMENT						
332-112196-203	560 Holick Ave.	\$43,725	2	1	Garage	1
332-112267-203	1924 Margarita Ave.	\$40,375	3	1	Carport	1
332-113443-203	413 Forest Street	\$48,100	3	2	Garage	1
332-113553-261	412 Forest Street	\$46,515	3	2	None	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	Listed Offer Price	BR	BA	Garage	Code
332-076102-203	604 Stanford St	\$43,700	1	1	None	2
332-085846-103	1408 Patroit St.	\$63,950	3	2	Garage	2
332-092696-203	4747 Tierra Verde St.	\$39,550	2	2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT						
332-094142-203	3514 Navajo Way	\$38,435	3	1	Carport	2
332-097381-203	964 Bartlett Ave.	\$21,500	3	1	None	2
332-095081-270	1680 Del Mar Ave.	\$51,000	3	2	None	2
332-095536-203	1203 Palm Terrace	\$50,900	3	2	None	2
332-096925-203	903 West Adams Ave.	\$15,350	2	1	None	2
332-099112-203	1712 Walnut	\$57,100	3	1	Carport	2-4
332-099730-203	4805 Terra Linda Ave	\$67,800	3	2	Garage	2
332-099889-222	3692 Briarcliff Road	\$62,700	3	2	Garage	2
332-100794-270	5148 Hayward	\$63,700	3	2	Garage	2
332-100834-203	209-11 George Place	\$25,840	5	2	None	2
NOTE: THIS IS A DUPLEX						
332-101718-203	129-131 George Place	\$27,455	5	2	None	2-4
NOTE: THIS IS A DUPLEX						
332-102680-203	4228 Park Court	\$54,100	2	1	None	2
332-103484-203	1405 Greenbare Dr.	\$57,000	3	2	Garage	2
332-106247-203	1425 Christy Lane	\$74,600	3	2	Garage	2-4
332-106443-203	4324 Sunrise	\$53,900	2	1	Garage	2
332-107165-203	221 Hillsway Dr.	\$59,300	3	2	Garage	2
332-108762-203	4659 E. Baltimore	\$71,200	3	2	None	2
332-108305-203	116-118 Paul Avenue	\$28,722	5	2	None	2
NOTE: THIS IS A DUPLEX						
332-108417-203	1871 Quintero St.	\$43,900	2	2	Carport	2
NOTE: ASSOCIATION DUES \$39.00 MONTH IN ADDITION TO MONTHLY PAYMENT						
332-111919-266	6065 Bluehill Ave.	\$26,100	2	2	None	2
NOTE: MOBILE HOME						
332-112371-561	6716 Greydawn Dr.	\$74,100	3	2	Garage	2
332-112776-270	11440 S. Haven	\$69,250	2	1	Garage	2
332-112818-203	2201 Ogden	\$60,900	2	1	Garage	2
332-113829-203	1208 Mews Lane	\$50,950	3	1	Garage	2
NOTE: ASSOCIATION DUES \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-114410-203	4504 Cinderella Lane	\$71,800	3	2	None	2
332-121384-203	5348 El Nuevo	\$73,500	3	2	Garage	2
332-121992-203	547 San Pablo Dr.	\$124,000	7	4	None	2
NOTE: THIS IS A FOUR-PLEX						