

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 cashier's 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, D.C. 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, D.C. 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 BOARD OF REALTORS CONFERENCE ROOM, 1820 EAST SAHARA AVENUE, SUITE 100, 2ND FLOOR, LAS VEGAS, NEVADA. THE LAS VEGAS HUD OFFICE TELEPHONE NUMBER IS (702) 388-6331.

BID CUT OFF DATE:

MONDAY, NOVEMBER 19, 1984 at 4:30 pm

BID OPENING DATE:

TUESDAY, NOVEMBER 20, 1984 at 1:00 pm

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. SALES PERSONS 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 NOV. 19, 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	Listed Offer Price	BR	BA	Garage	Code
332-098016-203	5855 Carter Court	\$39,800	3	2	Garage	2
332-100493-270	1036 Bracken Avenue	\$37,525	2	2	NONE	2
332-102141-203	4045 So. Village Square	\$44,000	3	2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT						

332-102274-203	1905 East Goodwill St.	\$86,300	8	4	NONE	2-4
NOTE: THIS IS A FOUR-PLEX.						
332-106667-203	4837 Val Verde St.	\$37,600	2	2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT						
332-107544-234	4321 Gannet Circle #200	\$53,200	1	1	Carpport	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT						
332-111471-266	3419 Death Valley Drive	\$34,200	2	1	NONE	2
332-112290-203	1219 Coach Lane	\$46,000	3	1 1/2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-112292-203	1220 Coach Lane	\$44,000	2	1 1/2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-116950-203	5838 Juliano Road	\$63,500	3	2	NONE	2
332-118608-203	5422 Vegas Drive	\$59,275	4	2	Garage	2
332-118965-203	169 E. Erie Avenue	\$72,700	3	2	NONE	2
332-119175-203	5351 Simpson Drive	\$39,000	3	2	NONE	2
NORTH LAS VEGAS						
332-077147-265	1900 Hassell Avenue	\$15,300	3	2	Carpport	2-4
HENDERSON						
332-087419-203	1901 Evelyn Avenue	\$25,700	3	2	NONE	2
332-104341-203	548 Longtree Avenue	\$51,500	3	2	Garage	2
332-106401-203	1801 Chickasaw Drive	\$63,200	3	2	Garage	2
332-108774-203	250 Palo Verde Drive	\$55,300	4	2	Garage	2
332-110932-596	500 Holick Avenue	\$36,400	2	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 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 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 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 to 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
332-106679-203	1429 Rock Island Lane	\$62,000	4	2	Garage	1
332-106915-203	3516 Foliage Drive, #4	\$28,000	1	1	NONE	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$38.00 IN ADDITION TO MONTHLY PAYMENT						
332-107852-203	2413 Paradise Village	\$62,225	3	1 1/2	Carpport	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT						
332-108732-203	4324 E. Shalimar Avenue	\$52,300	2	2 1/2	Garage	1
332-108795-561	4421 Lookout Peak Way	\$76,000	3	2	Carpport	1
332-110692-270	3821 Asbury Court	\$83,600	4	2	Garage	1
332-110752-203	4509 Queen Angel Court	\$55,500	3	2	Garage	1
332-112560-261	3508 Harris Avenue	\$63,000	4	2	Garage	1
332-113623-203	4723 Prima Vera	\$47,000	2	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT						
332-115690-203	5489 E. Requa Avenue	\$40,500	2	1	Garage	1
HENDERSON						
332-106617-203	435 Ash Street	\$47,700	3	2	Garage	1
332-105966-203	1513 Chestnut Street	\$31,200	2	1	Carpport	1
332-104971-261	1504 Chestnut Street	\$40,150	2	1	Carpport	1

HUD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROTECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE.