

CLASSIFIED ADVERTISING

LOOKING FOR A HOUSE?



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, JANUARY 21, 1985 at 4:30pm

BID OPENING DATE:
TUESDAY, JANUARY 22, 1985 at 1:00pm

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 JANUARY 21, 1985. 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
332-124315-203	5006 Ada Drive	\$47,000	2	1	Carport	2
332-099085-265	917 W. Carey Avenue	\$17,000	4	1	NONE	2
332-112292-203	1220 Coach Lane	\$39,800	2	1 1/2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$10.57 IN ADDITION TO MONTHLY PAYMENT						
332-095166-203	130-132 George Place	\$25,400	4	2	NONE	2
NOTE: THIS IS A DUPLEX.						
332-119053-203	4038 Great Plain Way	\$53,200	2	1	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT						
332-118191-203	3137 Jansen Avenue	\$39,800	3	1	Carport	2
332-106705-203	4687 Madera Way	\$49,900	2	2	Carport	2
332-099997-203	1134 Melville Drive	\$44,300	3	2	Carport	2
332-121307-203	1505 E. Ogden Avenue	\$33,500	3	1	NONE	2
332-109417-203	579 Roxella - Unit "B"	\$35,200	2	1 1/2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT						
332-113993-203	731-733 Spring Road	\$56,900	4	3	Carport	2
NOTE: THIS IS A TRIPLEX.						
332-091465-203	4271 Tarkin Avenue	\$45,800	4	2	Garage	2
332-106667-203	4837 Val Verde Court	\$35,700	2	2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT						
332-112834-534	1117 "D" Willow Tree	\$42,800	2	2	Garage	2
NOTE: THIS IS A PUD. HOMEOWNER ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT						

NORTH LAS VEGAS

332-109063-203	2431 Crawford Avenue	\$84,700	8	4	NONE	2
NOTE: THIS IS A FOUR-PLEX.						
332-116197-203	416 Elizabeth Avenue	\$19,506	3	2	Carport	2
332-093556-235	1909 Helen Avenue	\$13,900	3	2	Carport	2
332-067568-203	2601 Tuskegee Street	\$26,900	3	2	Garage	2
332-104685-203	1404 Webb Avenue	\$35,900	3	2	NONE	2

HENDERSON

332-108679-203	504 Chelsea Drive	\$40,250	2	2	Garage	2
332-110426-203	521 Chelsea Drive	\$42,000	2	2	Garage	2
332-104912-203	1815 Evelyn Avenue	\$38,900	3	2	Carport	2
332-108321-203	159 Magnesium Street	\$27,000	3	1	Carport	2

LOGANDALE

332-098134-203	2002 Cottam Avenue	\$39,000	3	1	NONE	2
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