

CLASSIFIED ADVERTISING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

1500 E. Tropicana Ave., Suite 205

Telephone No. (702) 388-6331

Las Vegas, NV 89119-6516

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Bid openings for HUD properties. Now is your chance to take advantage of excellent real estate values.

IMPORTANT INFORMATION

Purchasers interested in a HUD-acquired property must contact a Real Estate Broker/Agent of your choice to see or bid on any properties listed. Purchasers must obtain their own financing for all Sales. These properties may contain code violations. HUD reserves the right to reject any and all bids and to waive any informality or irregularity in any bids.

EARNEST MONEY DEPOSIT equal to five percent (5%) of the SALES PRICE, not to exceed \$2,000 but no less than \$500, is required with each offer to purchase. NOTE: Broker to submit to HUD certification of these funds having been received.

BIDS RECEIVED UNTIL 3:30 PM, February 13, 1989.

BID OPENING 1:00 PM, February 14, 1989.

Bid Opening will take place at the Las Vegas Board of Realtors, 1750 E. Sahara Ave., Las Vegas, Nevada. NOTE: Bid Opening scheduled for Tuesday, March 21, 1989, will be held at the HUD Office.

HUD reserves the right to withdraw any property from this Listing prior to Bid Opening. For further instruction on procedures, Real Estate Brokers/Agents are to refer to the Broker's Information package (BIP) which is the "GREEN" handbook.

SUBMIT ALL SEALED BIDS TO THE LAS VEGAS HUD OFFICE.
ALL TRANSACTIONS—NO EXCEPTIONS—ESCROW PERIOD WILL BE 45 DAYS

NOTICES

HUD WILL NO LONGER ANNOUNCE THE APPARENT HIGH BIDDER at the time of the Bid Opening. The HUD Official opening the bids will only read them and they will be recorded and brought back to the HUD Office for analysis. The WINNING BIDDER will be called the following day.

Some listed properties may contain personal property such as: refrigerators, ovens, ranges, washers, dryers, etc. HUD ASSUMES NO RESPONSIBILITY FOR SUCH ITEMS AND WILL MAKE NO ADJUSTMENT TO ANY SALE BASED UPON THEIR LOSS DUE TO VANDALISM OR THEFT.

IF NO BIDS ARE RECEIVED ON THE LISTED PROPERTIES, HUD WILL ACCEPT BIDS ON OR BEFORE 9:00 AM EACH DAY UNTIL SOLD OR RELISTED. THE LAST DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY BEFORE 9:00 AM FOR THE PREVIOUS WEEK'S LISTING.

LBP = Property may contain lead base paint. N.I.A. = No Investor Allocation. HOA = Homeowner's Association. Dues for any property requiring fees listed in this AD are deemed to be correct, however, the amount ARE NOT GUARANTEED. HOA dues are in addition to monthly payments.



Equal Housing Opportunity

THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURANCE AVAILABLE.

| ITEM NO. | CASE NUMBER | PROPERTY ADDRESS | ZIP CODE | LISTED OFFER PRICE | BR/BA | GARAGE | REMARKS |
|------------------------|------------------|---|----------|--------------------|-------|---------------------------|---------|
| LAS VEGAS | | | | | | | |
| 1. | 332-128415-703 | 5435 E. Addison | 89115 | \$85,000 | 3/2 | None | |
| 2. | 332-081338-203 | 4646 E. Alexander Rd. | 89110 | \$66,000 | 4/2 | Garage | |
| 3. | 332-092312-203 | 4949 Chantilly Ave. | 89110 | \$45,000 | 2/1 | Garage | |
| 4. | 332-162986-703 | 6918 Cherry Grove Ave. | 89115 | \$85,500 | 2/2+ | Garage | |
| 5. | 332-143180-7-203 | 3827 Chutney St. | 89121 | \$70,000 | 3/2 | Garage LBP | |
| 6. | 332-137232-4-203 | 3925 El Paso Dr. | 89121 | 100,000 | 3/2 | Garage LBP | |
| 7. | 332-120078-203 | 216 Estella Ave. | 89107 | \$93,000 | 3/2 | Garage LBP | |
| 8. | 332-121619-203 | 3701 Fortune Ave. | 89107 | \$80,000 | 3/2 | None LBP | |
| 9. | 332-118643-203 | 5704 Goldmount | 89107 | \$77,500 | 3/2 | Garage PUD-HOA | |
| 10. | 332-095584-203 | 5809 Idle Ave. | 89107 | \$63,600 | 3/2 | Carport LBP | |
| 11. | 332-154087-4-203 | 4918 Lana Dr. | 89121 | \$48,000 | 2/1 | Garage LBP | |
| 12. | 332-133190-203 | 1959 Linn Lane This is a FOUR-PLEX — 2 units currently occupied. | 89115 | \$98,500 | 8/4 | None LBP | |
| 13. | 332-095540-234 | 1307 Lorilyn Ln, #2-LBP | 89109 | \$45,600 | 2/1 | Carport NIA- CONDO-HOA | |
| 14. | 332-097351-203 | 4555 Pacyna St. | 89122 | \$53,500 | 3/2 | None LBP | |
| 15. | 332-130264-503 | 65 13 Pearcest Rd. | 89108 | \$77,400 | 3/2 | Garage | |
| 16. | 332-143499-2-203 | 6217 Peppermill Dr. | 89102 | 110,000 | 4/2 | Garage | |
| 17. | 332-094659-203 | 4208 San Joaquin Ave. | 89102 | \$63,000 | 4/2 | Garage LBP | |
| 18. | 332-130314-734 | 3791 Shirebrook, #174 | 89115 | \$44,500 | 2/2 | Carport CONDO- NIA-HOA | |
| 19. | 332-127598-203 | 1420 Smokey Glen Cir. | 89110 | \$64,500 | 2/2 | Garage | |
| 20. | 332-137577-3-234 | 3704 Snorkel Cir., #3 | 89108 | \$41,000 | 2/2 | None CONDO- NIA-HOA | |
| 21. | 332-165382-203 | 1009 N. Tonopah | 89106 | \$47,300 | 3/2 | None LBP | |
| 22. | 332-114540-245 | 504 Wardelle St., "A" | 89101 | \$34,500 | 2/1 | None PUD-HOA | |
| 23. | 332-101187-203 | 237 Wisteria Ave. | 89107 | \$50,700 | 3/1 | None LBP | |
| 24. | 332-132733-203 | 2174 Wondra Dr. | 89115 | \$57,000 | 3/2 | Garage | |
| 25. | 332-116572-203 | 3858 Wyoming Ave. | 89104 | \$70,000 | 4/2 | Garage LBP | |
| 26. | 332-132478-203 | 1848 Yellow Rose St. | 89108 | \$79,700 | 3/2 | Garage | |
| NORTH LAS VEGAS | | | | | | | |
| 27. | 332-132197-203 | 3434 Aristos Ave. 4-PLEX, SUBJECT TO OCCUPANCY. | 89030 | \$86,500 | 9/5 | None | |
| 28. | 332-119835-203 | 1736 Bluff Ave. | 89030 | \$21,700 | 4/2 | Carport LBP | |
| 29. | 332-094257-270 | 2809 Emmons Ave. | 89030 | \$47,600 | 2/1 | Carport LBP | |
| 30. | 332-127061-203 | 2600 Harewood Ave. | 89030 | \$43,600 | 3/2 | Carport LBP | |
| 31. | 332-116801-203 | 1708 Kenneth Rd. | 89030 | \$52,700 | 3/2 | Carport LBP | |
| 32. | 332-094677-270 | 2125 Kenneth Rd. | 89030 | \$43,400 | 3/2 | Carport LBP | |
| 33. | 332-067933-203 | 816 Orr Ave. | 89030 | \$40,200 | 3/1 | None LBP | |
| 34. | 332-093984-203 | 2520 Stanley Ave. | 89030 | \$41,800 | 3/1+ | Garage LBP | |

LBP condition will be corrected prior to close of escrow.