

CLASSIFIED ADVERTISING

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

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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.

BID OPENING LOCATION: Las Vegas Board of Realtors, 1750 E. Sahara, Las Vegas, NV.

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.

ESCROW PERIOD WILL BE 45 DAYS— ALL TRANSACTIONS—NO EXCEPTIONS

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.

PUD • Planned Unit Development CONDO • Condominium

LBP • Property may contain lead base paint NIA • No Investor Allocation

HOA • Homeowner's Association. HOA dues are in addition to monthly payments.

CS • May have Crack Slab SD • May have Structural Damage

BP • Additions or changes in structure may not have Building Permits.

ALL PROPERTIES ARE OFFERED "AS IS, WITHOUT WARRANTY" NO REPAIRS WILL BE PERFORMED EXCEPT AS NOTED IN THIS AD. ALL INFORMATION IN THIS LISTING IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED.



EQUAL HOUSING
OPPORTUNITY

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

BID NO.	CASE NUMBER	PROPERTY ADDRESS	Zip Code	LISTED OFFER PRICE	BR/BA	GARAGE	REMARKS
LAS VEGAS							
1.	332-118441-203	380-382 N. 15th St.	89101	51,000	4/2	No	LBP DUPLEX
2.	332-179427-3-203	721 N. 17th St.	89101	65,000	3/2	No	LBP
3.	332-123802-203	3620 Amazon Ave.	89110	69,500	6/2	Yes	
4.	332-115560-203	114 Belport Dr. aka 110 Belport Dr. #4	89110	39,500	1/1½	CP	PUD HOA
5.	332-070281-3-265	953 Blankenship Ave.	89106	24,500	4/1½	No	LBP
6.	332-151783-5-203	6444 Bristol Way	89107	69,700	3/2	No	LBP
7.	332-168757-7-703	7048 Burcot Ave. #50	89115	57,000	2/1	CP	CONDO HOA
8.	332-155328-3-203	5904 Carmel Way	89108	81,300	3/2	Yes	
9.	332-141978-796	6256 Carmen Blvd.	89108	83,700	3/2	Yes	
10.	332-141042-2-203	1577 S. Christy Ln.	89122	69,500	3/2½	Yes	
11.	332-115555-203	3712 El Jardin Ave.	89102	71,000	4/2	Yes	
12.	332-112451-261	6613 Escalon Dr.	89108	77,000	3/2	Yes	
13.	332-077472-203	1018 I Street	89106	24,300	2/1	No	LBP
14.	332-143293-3-203	2504 Indian Sage Wy.	89108	77,300	3/2	Yes	LBP
15.	332-120907-203	3989 Karen Ave.	89121	54,500	3/2	No	LBP
16.	332-100205-203	1836 Kassabien Ave.	89104	69,500	4/2	No	LBP
17.	332-110181-203	1661 Lamont St.	89115	116,000	8/4	No	4-PLEX
18.	332-130030-703	1310 Linn Lane	89110	85,000	3/2	Yes	
19.	332-110819-203	816 Mantis Way #6 NOTE: FLOOD ZONE	89110	42,000	2/2	No	CONDO HOA NIA
20.	332-125706-203	1210 Mews Lane NOTE: FLOOD ZONE	89101	41,500	2/1½	Yes	PUD HOA
21.	332-130464-203	4300 Moonlight Dr.	89110	64,500	3/2	CP	LBP CONDO HOA NIA
22.	332-174079-7-203	5605 Morendo Dr.	89107	84,600	4/2½	No	LBP