

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, Monday, July 17, 1989

Bid Opening 1:00 pm, Tuesday, July 18, 1989

Bid Opening Location: (Change) Las Vegas HUD Office, 1500 E. Tropicana, #205, 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.	332-139530-2-203	882 N. 17th St.	89101	50,000	2/2	CP	LBP
2.	332-131198-703	6716 Accent Ct.	89108	92,700	3/2	Yes	
3.	332-172223-6-703	1809 Bartoli Dr.	89115	108,000	8/4	No	4-PLEX
4.	332-168758-3-203	7054 Burcot Ave. #36	89115	58,000	2/1½	CP	PUD HOA
5.	332-099736-203	4362 Caliente St #10	89109	63,000	2/1	Yes	LBP PUD HOA
6.	332-145513-2-203	4588 El Playa Dr.	89121	89,900	4/2	No	LBP
7.	332-136586-8-703	5956 Great Fall Ave.	89110	99,500	3/2½	Yes	
8.	332-117839-203	6335 Gunderson Blvd.	89103	69,500	3/2	Yes	LBP
9.	332-160394-5-203	1201 I St.	89106	37,000	2/1	No	LBP
10.	332-127691-203	6416 Ironbark Ln.	89107	75,800	2/2	Yes	LBP PUD HOA
11.	332-191504-5-203	449 N. Lamb #12-II	89110	41,500	2/2	No	PUD HOA
12.	332-106053-203	4183 Mississippi Av.	89103	58,000	2/1½	CP	PUD HOA
13.	332-148424-4-703	3574 Newland Ave.	89121	73,000	2/2	No	LBP PUD HOA
14.	332-108424-203	1926 Quintaro St	89115	38,000	2/2	CP	PUD HOA
15.	332-131721-703	5512 Reiter Ave.	89108	75,000	3/2	Yes	LBP
16.	332-139706-3-703	878 Ripple Way	89110	47,000	2/1½	CP	PUD HOA
17.	332-159100-7-734	1402 Santa Marg "G"	89102	75,000	2/2	CP	CONDO HOA NIA
18.	332-135757-703	2264 Short Pine Dr.	89108	66,700	3/2	Yes	PUD HOA
19.	332-101118-234	2917 Siki Ct. "C"	89101	29,000	2/1	CP	CONDO HOA
20.	332-172226-5-703	1648 Stevens Dr.	89115	95,000	8/4	No	4-PLEX
21.	332-101897-203	2821 St. Louis Ave	89104	59,000	3/1	Yes	LBP
22.	332-163029-0-734	1405 Vegas Vly. #311	89109	55,000	3/2	CP	LBP CONDO HOA NIA

NORTH LAS VEGAS

23. 332-140736-9-203 413 Brooks Ave. 89030 40,000 3/2 CP

NOTE: HUD will replace missing windows at close of escrow.