

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 not 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, November 20, 1989

Bid Opening 1:00 pm, November 21, 1989.

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

SPECIAL NOTICE: TRAINING SESSION TO FOLLOW BID OPENING November 14, 1989.

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

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 9:00AM 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 PRICE	BD/BA	GARAGE	REMARKS
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LAS VEGAS

1.	332-135631-5-797	511 N.28th St. #C	89101	33,000	2/2	NO	CONDO HOA NIA
2.	332-118805-203	5601 Auborn Ave.	89108	66,700	3/2	YES	LBP
3.	332-143207-2-703	6321 Brittany Way	89107	63,000	3/2	NO	LBP
4.	332-155698-2-703	3780 Clear Lake Ct.	89115	60,000	4/2	NO	LBP
5.	332-080154-203	5117 Evergreen St.	89107	70,900	3/2	NO	LBP
6.	332-123655-203	313 Fox Circle	89107	80,500	4/2	NO	LBP
7.	332-147302-5-703	4068 S. Grasmere Av.	89121	78,000	2/2	YES	PUD HOA
8.	332-140664-4-703	219 Greenbriar T WY	89121	62,500	2/2½	CP	CONDO HOA LBP NIA
9.	332-082847-270	1212 Jimmy Ave.	89106	46,400	3/2	NO	LBP
10.	332-115846-203	4935 Kell Lane	89115	106,000	8/4	NO	4-PLEX
11.	332-119525-203	74 Linn Lane	89110	55,000	2/2	YES	
12.	332-109319-203	4429 Lookout Peak W	89108	85,700	3/2	YES	
13.	332-149405-4-703	1711 Mapleleaf St.	89122	83,500	3/2½	YES	
14.	332-151182-6-703	120 Moose Lane	89128	97,100	3/2½	YES	
15.	332-136949-203	49 Page St.	89110	49,000	2/1	NO	LBP
16.	332-117985-203	2301-2303 Pardee Pl. NOTE: UNITS OCCUPIED	89104	75,900	5/2	CP	DUPLEX LBP
17.	332-193501-5-703	616 Pioneer St.	89107	83,000	3/2	NO	LBP
18.	332-162919-1-203	807 Spyglass Ln.	89107	97,500	3/2½	YES	PUD HOA
19.	332-115130-534	1124 "D" Willowtree	89128	57,800	2/2	YES	CONDO HOA

NORTH LAS VEGAS

20.	332-153150-2-203	2604 Spear St.	89030	34,500	2/1	NO	LBP
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