

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, January 2, 1990

Bid Opening 1:00 pm, January 3, 1990

Bid Opening Location: HUD Office, 1500 E. Tropicana Blvd. Suite 205

Training Session Notice: Training Will Follow Bid Opening On January 9 1990

Located At Las Vegas Board Of Realtors, 1750 E. Sahara Avenue

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
LAS VEGAS							
1.	332-120782-561	5877 Alcott Ave	89122	71,000	2/2	YES	
2.	332-143207-2-703	6321 Brittany Way	89107	59,850	3/2	NO	LBP
3.	332-143065-8-203	3442 College View Ct	89107	128,300	8/4	NO	4-PLEX
4.	332-145513-2-203	4588 El Playa Dr.	89121	88,000	4/2	NO	LBP
5.	332-172255-4-703	1884 Fulstone Way	89115	112,000	8/4	NO	4-PLEX
6.	332-133031-203	249 Linn Lane	89110	70,000	3/2	YES	
7.	332-118942-203	1550 Northwind Ct.	89110	122,500	8/4	NO	4-PLEX
8.	332-137947-6-703	1928 Ridgefield Dr	89108	83,600	3/2	YES	
9.	332-112909-261	6760 Soldela Dr.	89115	74,000	3/2	NO	
10.	332-169485-0-703	1123 Tamerack St.	89106	56,800	3/2	NO	LBP
11.	332-150786-7-203	3939 Ventura Way	89121	99,000	4/2	YES	LBP
12.	332-116405-203	341 Wisteria Ave.	89107	68,900	3/2	YES	LBP

NORTH LAS VEGAS

13.	332-088127-203	2520 Bulloch St #B	89030	21,900	3/1½	NO	LBP
14.	332-164939-8-203	1817 Renada Cir.	89030	47,600	3/2	YES	LBP
15.	332-153150-2-203	2604 Spear St.	89030	33,000	2/1	NO	LBP

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
LAS VEGAS							
16.	332-149853-2-203	836 N. 21st St.	89101	50,700	3/2	NO	LBP
17.	332-142435-9-203	1404 N. 21st St.	89101	96,000	8/4	NO	4-PLEX
18.	332-157224-7-203	1504 Ardmore St.	89104	49,500	3/2	CP	LBP