

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 29, 1990

Bid Opening 1:00 pm, January 30, 1990

Bid Opening Location: Las Vegas Board of Realtors, 1500 E. Sahara

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	69,500	2/2	YES	
2.	332-150490-234	1861 Arbol Verde Wy	89119	86,000	3/2	YES	CONDO HOA NIA
3.	332-124840-703	4904 Babbit Dr.	89110	55,000	2/1	YES	
4.	332-149969-8-703	4928 Babbit Dr.	89110	65,000	4/2	YES	
5.	332-157372-703	1354 Darmark Dr.	89102	74,500	3/1	YES	LBP
6.	332-191781-6-703	5816 Knight Ave.	89107	69,100	3/2	YES	LBP
7.	332-195437-8-503	5264 Koa Ave.	89122	75,000	3/2	NO	LBP
8.	332-104851-203	2761 San Marcos	89115	47,500	4/2	CP	LBP
9.	332-131211-703	6702 Sheffield Dr.	89108	91,700	3/2	YES	
10.	332-096815-4-270	208 Sunbeam Dr.	89107	91,800	3/2	YES	
11.	332-158756-9-734	3930 Swenson #910	89119	70,500	2/2	CP	CONDO HOA LBP NIA
12.	332-116855-203	2924 Theresa Ave.	89101	62,000	3/2	YES	LBP
HENDERSON							
13.	332-137892-8-703	531 Sheffield Dr.	89015	84,500	3/2	YES	

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							
14.	332-142435-9-203	1404 N. 21st Street	89101	94,500	8/4	NO	4-PLEX NOTE: NEED ROOF REPAIR.
15.	332-157224-7-203	1504 Ardmore St.	89104	47,000	3/2	YES	LBP
16.	332-145518-1-203	3410 Death Valley	89122	65,500	2/2	CP	HOA
17.	332-112040-296	1837 Hermosillo St.	89115	36,100	3/2	CP	PUD HOA