

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, FEBRUARY 20, 1990

BID OPENING 1:00 PM, FEBRUARY 21, 1990

BID OPENING LOCATION: Las Vegas Board of Realtors, 1750 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
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LAS VEGAS

1.	332-127635-203	1409 Autumn Glen	89110	75,500	3/2	YES	
2.	332-150879-203	5600 Balzar Ave.	89108	79,000	4/2½	YES	LBP
3.	332-113335-203	4408 Cool Valley	89110	36,000	2/1	NO	
4.	332-1935117-729	5377 Edith St.	89120	75,000	4/2	YES	LBP
5.	332-111700-203	2513 Jersey Cir.	89108	81,000	3/2	YES	
6.	332-195437-8-503	5264 Koa Ave.	89122	71,500	3/2	NO	LBP
7.	332-080391-1-203	3174 Richford Pl.	89103	55,000	4/2	CP	PUD HOA LBP
8.	332-154391-4-203	837 Salem Dr.	89107	73,200	3/2	NO	LBP
9.	332-131211-703	6702 Sheffield Dr.	89108	91,700	3/2	YES	

NORTH LAS VEGAS

10.	332-088127-203	2520 Bulloch St.#B	89030	21,900	3/1½	NO	LBP
11.	332-165456-2-748	605 Orr Ave.	89030	31,500	3/1	NO	LBP

HENDERSON

12.	332-143409-703	749 Willow Ave.	89015	89,000	4/2	YES	
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PARUMPH

13.	332-117989-203	Jaybird St. #4A Lot 16	89041	62,000	3/2	YES	
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THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

LAS VEGAS

14.	332-142435-9-203	1404 N.21st Street NOTE: NEEDS ROOF REPAIR.	89101	90,500	8/4	NO	4-PLEX
15.	332-169228-734	5137 Greene Lane #D	89119	50,000	3/2	YES	PUD HOA
16.	332-150104-7-703	2033 Griffith Ave.	89104	73,000	2/2	NO	LBP