

CLASSIFIED ADVERTISING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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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, MARCH 5, 1990

BID OPENING 1:00 PM, MARCH 6, 1990

BID OPENING LOCATION: LAS VEGAS BOARD OF REALTORS, 1750 E. SAHARA

NOTE: TRAINING WILL FOLLOW BID OPENING OF MARCH 13, 1990

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.	332-135381-8-796	8165 Cactus Flower	89128	107,700	3/2½	YES	
3.	332-139921-203	5266 Carol Circle	89119	98,000	3/2½	YES	LBP
4.	332-151350-9-703	124 Farkas Lane	89128	97,800	2/2	YES	
5.	332-123252-3-703	4816 Lancewood Ave.	89110	83,500	3/2	YES	
6.	332-133031-203	249 Linn Lane AD: FLOOD ZONE "A"	89110	70,000	3/2	YES	
7.	332-121060-203	1648 Marathon Dr.	89108	71,800	3/2½	NO	PUD HOA
8.	332-140692-7-796	1508 Mezpah Dr.	89106	68,400	4/3	NO	LBP
9.	332-122307-534	901 Mc Williams #704	89106	13,800	2/1	NO	CONDO HOA
10.	332-110124-203	887 Ripple Way	89110	46,000	2/1½	CP	PUD HOA
11.	332-138606-3-203	6937 Welsh Circle	89108	97,400	2/2	YES	

NORTH LAS VEGAS

12.	332-188263-8-503	2525 Harewood Ave.	89030	45,500	3/2	YES	LBP
13.	332-136287-207	2557 Kenneth Rd.	89030	47,700	2/1	CP	LBP
14.	332-128718-2-770	2605 Lincoln St.	89030	44,600	4/2	CP	LBP
15.	332-248799-203	3420 Taylor Ave.	89030	54,400	3/2	NO	LBP
16.	332-141143-7-734	2100 Venus Ave #C	89030	35,000	2/2	CP	CONDO HOA

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

LAS VEGAS

17.	332-164650-8-203	1706 Breckenwood Ct. AD: POSSIBLE DEFECTIVE SLAB.	89115	65,000	4/2	NO	LBP
18.	332-166936-3-234	5218 Garden Lane #D	89119	40,950	1/1	YES	CONDO LBP

NORTH LAS VEGAS

19.	332-054948-203	2105 Travis Street	89030	24,900	3/2	NO	LBP
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