

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, APRIL 2, 1990

BID OPENING 1:00 PM, APRIL 3, 1990

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

NOTICE: TRAINING SESSION AFTER BID OPENING ON APRIL 10

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.	332-124840-3-703	4904 Babbitt Dr.	89110	55,000	2/1	YES	
2.	332-149969-8-703	4928 Babbitt Dr.	89110	65,000	4/2	YES	
3.	332-131307-203	4929 Babbitt Dr.	89110	62,500	3/2	YES	
4.	332-063898-203	832 Balzar Ave.	89106	27,400	4/1½	NO	
5.	332-150879-1-203	5600 Balzar Ave.	89108	78,900	4/2½	YES	LBP
6.	332-172257-7-703	1870 Bartoli Dr.	89115	114,000	8/4	NO	4-PLEX
7.	332-145658-203	1414 Bradhurst Ct.	89122	67,500	2/1	YES	
8.	332-135168-3-203	2720 Brady Ave.	89101	71,500	5/2½	NO	LBP
9.	332-114797-203	4210 Callahan Ave.	89120	65,000	1/1	YES	
10.	332-105453-203	605 Donner St.	89107	78,500	4/2	YES	LBP
11.	332-128988-203	1967 Linn Lane	89115	98,500	8/4	NO	LBP 4-PLEX
12.	332-159691-7-703	1992 Pasadena	89115	81,500	3/2	YES	
13.	332-126523-234	5576 W. Rochelle #A	89103	68,500	2/2	NO	CONDO HOA NIA
14.	332-095254-3-270	3632 Ruth Dr.	89121	75,000	3/2	YES	LBP
15.	332-157933-203	805 Torrey Pines	89107	71,000	3/2	YES	LBP
16.	332-162185-3-203	6700 Waterville Cir.	89107	86,400	3/2	YES	
17.	332-161171-203	5624 Wellesley Dr.	89122	58,000	3/1½	LBP	
18.	332-119711-203	3258 Westfield St.	89121	65,500	2/2	NO	LBP
19.	332-171464-3-734	921 Willowtree Dr.	89128	45,500	1/1½	YES	
20.	332-169228-734	5137 Greene Lane #D	89119	45,000	3/2	YES	PUD HOA

NORTH LAS VEGAS

21.	332-134882-203	2238 Crawford Ave.	89030	25,700	2/1	NO	LBP
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