

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, MAY 21, 1990

bid opening 1:00 PM, MAY 22, 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.	332-098174-270	4848 Ashbrook P1	89117	105,000	3/2½	YES	LBP
2.	332-111958-203	3621 Brookdale	89110	54,000	3/1	NO	
3.	332-143209-5-203	6320 Bourbon Way	89107	65,000	3/2	NO	LBP
4.	332-179006-1-203	109 Colleen Dr.	89107	76,400	3/2	YES	LBP
5.	332-106924-203	3517 Folage Dr #1	89110	45,000	2/2	NO	PUD HOA
6.	332-139835-0-203	5917 Forrest Hill Ln	89108	84,500	3/2	NO	LBP
7.	332-182147-0-703	713 Garrison Ave	89108	69,400	4/2	NO	LBP
8.	332-110638-203	884 Hopi Lane	89110	109,000	4/3	YES	
9.	332-184297-6-703	2817 Jamestown Way	89102	78,000	3/2	NO	LBP
10.	332-129637-203	4700 Lorna Place	89107	71,500	4/2	NO	LBP
11.	332-192104-5-734	3823 S. Maryland Pk Unit W-2	89109	52,000	1/1	CP	CONDO HOA NIA
12.	332-112676-203	4200 Middlesex Ave	89110	131,000	8/4	NO	4-PLEX
13.	332-196163-9-703	5622 Richochet Ave	89110	68,000	3/2	YES	LBP
14.	332-137921-4-203	1929 Ridgefield Dr	89108	78,800	2/2	YES	
15.	332-164286-0-703	1578 Ringe Lane	89110	104,500	3/3	NO	
16.	332-153956-4-203	6821 Soldela Dr.	89115	76,000	3/2	YES	
17.	332-115408-234	4520 Sparky Dr.#B	89102	57,000	2/2	CP	
18.	332-075209-203	4863 St. Louis Ave	89104	90,000	3/2	NO	
19.	332-093134-203	612 Wallace St.	89107	74,500	4/2	NO	LBP
20.	332-116704-203	4770 E. Wyoming Ave	89104	93,000	3/2	NO	LBP

NORTH LAS VEGAS

21.	332-138990-6-203	2420 Ellis St.	89030	89,300	8/4	NO	4-PLEX
22.	332-081244-203	3016 Harewood Ave	89030	42,900	3/1	NO	LBP
23.	332-069672-203	1412 Helen Ave	89030	33,200	3/2	YES	LBP