

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 29, 1990

BID OPENING 1:00 PM, MAY 30, 1990

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
LAS VEGAS							
1.	332-130144-203	6737 Bremerton Cir	89107	108,000	4/2	YES	
2.	332-129824-503	7121 Copperleaf Dr.	89128	86,600	2/2	YES	
3.	332-110838-203	817 Mantis Way #5	89110	45,000	2/2	NO	PUD HOA
4.	332-121060-203	1648 Marathon Dr.	89108	71,800	3/2½	NO	
5.	332-124438-245	4645 Olguin Lane	89110	63,000	2/1	YES	
6.	332-123304-203	4021 Pelham Court	89110	62,000	3/2	YES	
7.	332-188839-3-203	103 Sir Noble St.	89110	75,000	2/2	YES	

NORTH LAS VEGAS

8.	332-114187-203	1912 Bassler St	89030	42,500	2/1	NO	LBP
9.	332-133733-203	1816 Brand St.	89030	57,000	3/2	NO	LBP

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS ALL CASH

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
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LAS VEGAS

10.	332-128217-203	1981 Hermosillo St.	89115	35,500	3/2	CP	PUD HOA
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NORTH LAS VEGAS

11.	332-058750-221	2628 Donna St NOTE: Bad Slab	89030	31,000	4/2	CP	LBP
12.	332-122537-203	1838 Harvard St NOTE: Foundation Cracks	89030	43,225	5/5	NO	5-PLEX LBP
13.	332-120570-203	1847 Yale St.	89030	32,500	2/2	NO	LBP