

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, SEPTEMBER 17, 1990
BID OPENING 1:00 PM, SEPTEMBER 18, 1990
BID OPENING LOCATION: 1500 E. TROPICANA, SUITE 205
NOTICE: TRAINING SESSION TO FOLLOW BID OPENING

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. | 332-174883-4-703 | 4127 Boratko St | 89115 | 64,000 | 3/2 | YES | |
| 2. | 332-114360-203 | 3719 Briarwood Ave | 89121 | 83,000 | 3/2 | NO | LBP |
| 3. | 332-126006-270 | 3917 Costa Mesa Ave | 89110 | 63,500 | 2/2 | YES | LBP |
| 4. | 332-129483-203 | 1613 Del Mar Ave | 89109 | 66,000 | 3/2 | CP | LBP |
| 5. | 332-112613-203 | 1254 Fraya Drive | 89119 | 140,000 | 8/8 | NO | 4-PLEX LBP |
| 6. | 332-137274-4-234 | 4955 Jeffreys #409 | 89119 | 35,000 | 1/1 | NO | CONDO HOA NIA |
| 7. | 332-122542-203 | 2107 Linda Vista St | 89102 | 82,500 | 3/2 | NO | LBP |
| 8. | 332-197188-1-734 | 2748 Lodestone Dr#51 | 89117 | 93,000 | 1/2 | YES | CONDO HOA NIA |
| 9. | 332-114464-256 | 825 Mantis Way #4 | 89110 | 45,000 | 2/2 | NO | PUD HOA |
| 10. | 332-181945-4-703 | 4149 Monthill Ave | 89121 | 85,000 | 3/2 | YES | LBP |
| 11. | 332-172253-1-703 | 4748 Nova Lane | 89115 | 104,000 | 8/4 | NO | 4-PLEX |
| 12. | 332-189067-8-703 | 6516 Pinon Pine Way | 89108 | 68,000 | 2/2 | CP | PUD HOA |
| 13. | 332-108749-261 | 3959 Rive Gauche | 89115 | 71,000 | 3/2 | YES | |
| 14. | 332-119294-503 | 1490 Sloan Lane | 89122 | 69,000 | 3/2 | YES | |
| 15. | 332-153852-3-203 | 3986 Steinbeck | 89115 | 95,000 | 4/2½ | YES | |
| 16. | 332-166498-9-203 | 6436 Wheelbarrow Peak | 89108 | 104,000 | 3/2 | YES | |
| NORTH LAS VEGAS | | | | | | | |
| 17. | 332-160249-2-203 | 2332 Daley St | 89030 | 79,700 | 8/4 | NO | LBP 4-PLEX |
| 18. | 332-142630-203 | 3224 Figler Ct | 89030 | 99,500 | 8/8 | NO | 4-PLEX |
| 19. | 332-125140-203 | 3648 Northbend Dr | 89030 | 52,900 | 3/2 | NO | LBP |
| 20. | 332-140678-1-203 | 2317 Seco Adobe Cir | 89030 | 126,700 | 8/6 | NO | 4-PLEX |
| 21. | 332-105029-203 | 1217 Taylor Ave | 89030 | 51,000 | 3/1 | NO | LBP |
| HENDERSON | | | | | | | |
| 22. | 332-197146-1-203 | 542 Holick Ave | 89015 | 75,000 | 3/2 | YES | |
| 23. | 332-147226-9-203 | 523 Kristin Ln | 89015 | 56,000 | 2/2½ | CP | PUD HOA |
| 24. | 332-099491-203 | 254 Tonalea St | 89015 | 65,500 | 3/2 | NO | |