

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, OCTOBER 15, 1990

BID OPENING 1:00PM, OCTOBER 16, 1990

BID OPENING LOCATION: 1500 E. TROPICANA, SUITE 205

NOTE: 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.	332-121280-703	5542 Big Sea	89110	89,500	4/2	YES	
2.	332-135774-7-203	4564 Bingham	89110	55,000	2/2	NO	
3.	332-153888-7-203	5146 Brentmead Dr	89120	95,000	3/2	YES	LBP
4.	332-136432-8-234	3769 Carlyle #69	89115	55,000	3/2	CP	CONDO HOA
5.	332-177217-7-734	2961 Country Manor #19	89115	31,500	1/1	CP	CONDO HOA
6.	332-168813-734	6250 W. Flamingo RD. #57	89103	81,000	2/2	YES	CONDO HOA NIA
7.	332-135524-7-734	4300 N.Lamont#202	89115	36,000	1/1	CP	CONDO HOA
8.	332-128988-203	1967 Linn Lane	89115	102,000	8/4	NO	4-PLEX
9.	332-197188-734	2748 Lodestone#51	89117	93,000	1/2	YES	CONDO HOA NIA
10.	332-128910-552	5823 Monroe	89110	97,000	4/2	YES	
11.	332-110406-203	4536 Ogden	89110	60,000	3/2	CP	LBP
12.	332-103109-203	154 Palisade Ave	89110	71,000	4/2	YES	
13.	332-160387-2-249	514 Wardelle "C"	89101	38,000	3/1	CP	CONDO HOA
14.	332-156518-703	4156 Zavala St	89103	170,500	8/8	NO	4-PLEX
NORTH LAS VEGAS							
15.	332-142630-203	3224 Figler Ct	89030	99,500	8/8	NO	4-PLEX
16.	332-090267-270	3501 Mercury St#C	89030	21,500	4/1	NO	
17.	332-107867-203	3536 Rio Robles#C	89030	27,500	2/1	CP	
HENDERSON							
18.	332-197146-203	542 Holick Ave	89015	75,000	3/2	YES	
AMARGOSA VALLEY							
19.	332-137859-203	Star Route 15 Box-151D	89020	31,000	2/1	NO	

NOTE: 5-ACRE PARCEL - MAPS AVAILABLE - HUD OFFICE