

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 29, 1990
BID OPENING 1:00 PM, OCTOBER 30, 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.	332-145999-203	1845 AnnGreta Dr	89108	90,000	3/2	YES	
2.	332-184530-0-703	5831 Butterum	89110	94,000	4/2	YES	
3.	332-113343-203	4400 Cool Valley	89110	56,000	3/2	NO	
4.	332-163350-734	6250 W. Flamingo #64	89103	66,000	1/1	NO	
5.	332-116430-203	6297 Gunderson	89102	71,500	3/2	YES	LBP
6.	332-114528-203	841 Hacienda Ave	89119	68,000	3/2	YES	LBP
7.	332-122542-203	2107 Linda Vista	89102	82,500	3/2	NO	LBP
8.	332-114464-256	825 Mantis Wy#4	89110	45,000	2/2	NO	PUD HOA
9.	332-172254-8-703	4764 Nova Lane	89115	110,000	8/4	NO	4-PLEX
10.	332-163889-4-703	4024 Ogden Ave	89110	75,000	3/2	YES	
11.	332-147164-8-234	5534 Orchard Ln	89110	72,000	2/2	YES	CONDO HOA NIA
12.	332-021024-203	1029 Palmhurst	89128	92,000	4/3	NO	LBP
13.	332-122966-203	5416 Pomeroy Cir	89122	61,000	2/1	YES	
14.	332-137981-5-203	1908 Ridgefield	89108	71,000	3/2	YES	
15.	332-202071-1-203	803 Sea Pines Ln	89107	118,000	3/2	YES	
16.	332-113164-203	92 Sir Noble	89110	79,500	3/2 1/2	NO	

NORTH LAS VEGAS

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
17.	332-179109-703	2821 Emmons Ave	89030	54,500	3/2	NO	LBP
18.	332-069672-203	1412 Helen Ave	89030	31,600	3/2	YES	LBP
19.	332-140678-1-203	2317 Seco Adobe	89030	126,700	8/6	NO	4-PLEX

BOULDER CITY

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
20.	332-095048-270	1212 Nelson Ct	89005	92,000	4/2	CP	LBP