

Classified Advertising

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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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, NOVEMBER 13, 1990
 BID OPENING 1:00PM, NOVEMBER 14, 1990
 BID OPENING LOCATION: LAS VEGAS BOARD OF REALTORS, 1750 E. SAHARA
 TRAINING SESSION TO FOLLOW BID OPENING ONLY IF 10 INDIVIDUALS ARE PRESENT.

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.	332-121280-703	5542 Big Sea St	89110	89,500	4/2½	YES	
2.	332-191099-0-703	8141 CactusFlower	89128	85,000	3/2	YES	
3.	332-090128-203	4960 E. California	89104	87,500	3/2	NO	
4.	332-095276-203	200 Celia Place	89128	94,000	3/2	YES	
5.	332-175234-6-749	460 Elm Drive#203	89109	41,000	1/1	CP	CONDO HOA
6.	332-168813-734	6250 W. Flamingo RD. #57	89103	81,000	2/2	YES	CONDO HOA NIA
7.	332-129733-203	3748 Garden Dr	89121	85,500	3/2	NO	PUD HOA LBP
8.	332-113465-3-203	7020 Giles pie	89119	111,000	3/2	YES	
9.	332-197188-734	2748 LodestoneDr #51	89117	89,500	1/2	YES	CONDO HOA NIA
10.	332-121056-203	1654 Marathon Dr	89108	68,500	2/1½	NO	PUD HOA
11.	332-116463-203	2445 Paradise Vil	89120	68,000	2/2½	CP	PUD HOA LBP
12.	332-192017-3-703	3758 Ponderosa St	89115	63,000	3/2	YES	LBP
13.	332-117680-596	6991 Quarry Dr	89117	86,000	3/2	CP	
14.	332-115507-203	2125 Shadow Mt Pl	89108	82,000	4/2	YES	LBP
15.	332-156034-203	5351 Simpson Dr	89122	63,000	3/2	NO	LBP
16.	332-157933-0-203	805 Torrey Pines	89107	72,500	3/2	YES	LBP
17.	332-143045-6-203	1209 Vaughn St	89101	65,000	4/2	YES	LBP

NORTH LAS VEGAS

18.	332-128227-203	2435 Bassler	89030	90,000	8/4	NO	4-PLEX
19.	332-080468-203	2501 Crawford Ave	89030	79,000	8/4	NO	4-PLEX LBP
20.	332-165016-203	2518 Crawford Ave	89030	78,000	7/5½	NO	4-PLEX LBP
21.	332-142630-203	3224 Figler Court	89030	95,000	8/8	NO	4-PLEX
22.	332-154411-203	3212 Mary Dee Ave	89030	107,000	8/8	NO	4-PLEX