

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, JANUARY 22, 1991
BID OPENING 1:00PM, JANUARY 23, 1991

BID OPENING LOCATION: HUD OFFICE, 1500 E. TROPICANA, SUITE 205

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.	332-139835-0-203	5917 Forrest Hills Lane	89108	83,000	3/2	NO	LBP
2.	332-125129-234	4320 Gannet Cir #115	89103	64,000	2/1	CP	CONDO HOA NIA
3.	332-128988-203	1967 Linn Lane	89110	102,000	8/4	NO	4-PLEX LBP
4.	332-193915-4-203	2120 Los Altos St	89102	80,000	3/2	YES	LBP
5.	332-127357-706	865 Mantis Wy#6	89110	48,000	2/2	YES	PUD HOA
6.	332-142107-2-703	5405 Mare Way	89108	70,500	2/1	NO	
7.	332-134440-1-203	5230 E. Owens Ave	89110	57,000	4/2	NO	DUPLEX LBP
8.	332-117934-203	4323 S. Pinegrove	89117	62,500	2/1	CP	LBP
9.	332-142195-3-203	1115 Ramona Cir	89106	63,000	4/2	NO	
10.	332-184067-703	5146 Rappahanock	89122	66,000	3/2	CP	
11.	332-121978-203	6208 Rassler St	89107	90,000	4/2½	NO	LBP
12.	332-175002-203	4532 Ross Ave	89110	72,500	3/2	NO	
13.	332-175008-5-703	4589 Ross Ave	89110	72,500	3/2	NO	
14.	332-109436-266	567 Roxella #D	89110	45,000	2/1½	YES	CONDO HOA NIA
15.	332-199514-0-703	3724 Southern Light Dr.	89108	77,500	3/2	YES	

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NORTH LAS VEGAS

16.	332-155066-1-203	3438 College View	89030	132,000	8/4	NO	4-PLEX
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HENDERSON

17.	332-150163-703	1629 Keena Drive	89015	103,000	4/2½	YES	
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