

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 bids. 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, MARCH 4, 1991
 BID OPENING 1:00PM, MARCH 5, 1991
 TRAINING SESSION TO FOLLOW BID OPENING ONLY IF 10 INDIVIDUALS ARE PRESENT
 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
LAS VEGAS							
1.	332-136921-703	2900 Armin Ave	89104	68,000	3/1½	NO	
2.	332-197128-703	5684 Ballinger Dr	89110	68,000	2/1	YES	
3.	332-146485-203	6424 Big Pine Way	89108	67,500	2/1½	YES	PUD HOA
4.	332-121067-203	1616 Marathon Dr	89108	70,000	3/2½	CP	PUD HOA
5.	332-117481-203	3201 Mary Ann Ave	89101	71,000	5/2	NO	LBP
6.	332-131812-203	5651 Moapa St. E.	89110	75,000	2/2	YES	
7.	332-100903-203	5220 Mountain View	89102	82,500	3/2	NO	LBP
8.	332-134440-203	5230 Owens Ave. E.	89110	57,000	4/2	NO	DUPLEX LBP
9.	332-152779-703	7069 Paddingto Way	89117	102,000	4/2½	YES	
10.	332-148065-729	2105 Santa Ynez Dr	89104	104,000	4/1½	YES	LBP
11.	332-183082-203	64 Sir Noble St	89110	83,000	2/2	YES	
12.	332-126881-703	1258 Stokes St	89110	97,500	4/1½	YES	
13.	332-135700-203	7066 Westbrook Ave	89117	76,000	3/2	YES	LBP

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
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NORTH LAS VEGAS

14.	332-126928-203	2032 North Fifth	89030	61,500	4/2	NO	DUPLEX
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THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS ALL CASH

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
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LAS VEGAS

15.	332-168253-203	2129 Ballard Dr	89104	55,000	6/3	NO	TRI-PLEX LBP
16.	332-135139-9-734	5248 Greene Ln Unit #C	89119	49,000	3/2	YES	CONDO HOA LBP