

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, APRIL 15, 1991
BID OPENING 1:00PM, APRIL 16, 1991

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.	332-118320-203	3777 Broadriver Dr	89108	93,500	2/2½	YES	
2.	332-172766-703	517 Crony Ave	89015	72,500	2/1½	YES	
3.	332-155097-703	4458 Eureka Cir	89103	107,000	3/1½	NO	
4.	332-136276-203	708 Flower St	89101	75,000	3/1½	NO	LBP
5.	332-139835-203	5917 Forest Hills Ln	89108	83,000	3/2	NO	LBP
6.	332-117918-203	550 Greenbriar Townhouse Wy	89121	73,000	2/1½	YES	PUD HOA
7.	332-100903-203	5220 Mountain View Dr	89102	82,500	3/2	NO	LBP
8.	332-124446-534	565 S Royal Crest Cir #5	89109	34,000	1/1	CP	LBP CONDO HOA
9.	332-148065-729	2105 Santa Ynez Dr	89104	104,000	4/1½	YES	LBP
10.	332-138690-703	3239 Sugarloaf Dr	89121	131,000	3/2	YES	
11.	332-133213-796	6421 Starcrest Dr	89108	98,500	4/1½	YES	
NORTH LAS VEGAS							
12.	332-145378-203	4 Britz Cir	89030	47,500	4/2	NO	DUPLEX
13.	332-196570-203	3339 N Cox St	89030	71,500	3/2	YES	
14.	332-105573-203	4309 San Mateo St	89030	135,000	3/2	YES	
15.	332-085485-270	3137 Van Der Meer	89030	50,000	3/2	NO	LBP

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS ALL CASH

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
LAS VEGAS							
16.	332-131469-734	2080 Karen Ave, #48	89109	73,000	2/1	CP	CONDO HOA
17.	332-128866-534	2080 Karen Ave, #59	89109	69,000	2/1½	CP	CONDO HOA
18.	332-160999-234	2470 Old Forge Ln #57	89121	62,300	2/2	CP	CONDO HOA