

Classified Advertising

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

1500 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

Purchaser 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 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 have been received.

BIDS RECEIVED UNTIL 3:30 PM, APRIL 29, 1991
BID OPENING 1:00PM, APRIL 30, 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 DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY 9:00 AM FOR THE PREVIOUS WEEK'S LISTING.

PUD — Planned 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 Cracked 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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HENDERSON

1.	332-160035-203	211 Fir St	89015	75,000	4/1½	NO	LBP
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LAS VEGAS

2.	332-142932-203	6412 Eagle Point Rd	89108	130,000	4/2	YES	
3.	332-147503-248	1912 Jansen Ave	89101	62,000	3/1½	YES	LBP
4.	332-147946-703	4465 Powell Ave	89121	106,000	3/1½	YES	LBP
5.	332-149171-703	3911 S. Torrey Pines Dr	89103	67,500	1/1½	CP	

NORTH LAS VEGAS

6.	332-142630-203	3224 Figler Ct	89030	95,000	8/8	NO	4-PLEX
7.	332-189102-703	2629 Salt Lake St	89030	66,000	2/2½	CP	LBP

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS FOR ALL CASH

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

8.	332-185104-703	6561 Bradford Ln	89108	135,000	3/2½	YES	
9.	332-133258-203	521 Bowman Ave	89106	25,500	2/1	CP	LBP
10.	332-132535-203	905 Mezpah St	89106	50,900	3/1½	NO	LBP

NORTH LAS VEGAS

11.	332-098295-203	3604 Broadway Ave	89030	47,500	2/2	NO	LBP
12.	332-134113-203	1112 Bull Run Ave	89030	40,000	4/2	YES	LBP
13.	332-129166-203	3224 Crawford St	89030	49,000	3/1½	NO	LBP
14.	332-093947-203	1036 Hassell Ave	89106	16,000	2/1	NO	LBP