

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 LAST DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY BEFORE 9:00 AM FOR THE PREVIOUS WEEK'S LISTING.

PUD — Planned Unite 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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LAS VEGAS

1.	332-126692-203	2017 S. 11th St.	89104	65,000	2/1	CP	
2.	332-136921-7-703	2900 Armin Ave.	89101	68,000	3/1 3/4	NO	
3.	332-133378-234	3167 S. Arville	89102	68,500	3/1 1/2	YES	LBP PUD HOA
4.	332-178698-6-703	5912 Auborn Ave.	89108	70,500	4/2	NO	LBP
5.	332-114697-203	4324 E. Boston Ave.	89104	87,500	3/1 3/4	YES	
6.	332-184887-703	7077 Burcot #102	89115	63,000	2/1 1/2	CP	NIA HOA
7.	332-113181-0-203	134 Colbath St.	89110	84,000	4/2 1/2	YES	
8.	332-163488-6-703	1513 Culley St.	89110	70,000	2/2 3/4	NO	
9.	332-167693-6-703	1916 Denby Ave.	89106	76,000	3/2	YES	LBP
10.	332-136276-6-203	708 Flower St.	89101	75,000	3/1 3/4	NO	LBP
11.	332-139835-203	5917 Forest Hills	89108	83,000	3/2	NO	LBP
12.	332-117918-203	550 Greenbriar Townhouse Way	89121	69,500	2/1 1/2	YES	PUD HOA
13.	332-145800-5-703	3136 Greendale St.	89121	65,000	3/1 3/4	NO	
14.	332-132492-734	4300 Lamont St. #226	89115	42,500	2/2	CP	NIA HOA
15.	332-128988-203	1967 Linn Lane	89110	102,000	8/4	NO	4-PLEX
16.	332-132709-4-734	3823 S. Maryland Pkwy #114	89119	67,250	2/1 3/4	CP	CONDO NIA HOA
17.	332-130520-703	1424 Mezpah Dr.	89106	66,000	3/2	NO	LBP
18.	332-172254-8-703	4764 Nova Lane	89115	110,000	8/4	NO	4-PLEX
19.	332-184369-2-703	3233 Opera Dr. Lockbox beside front gate - Key and code inside.	89102	90,500	2/2 1/2	YES	PUD HOA
20.	332-172594-1-734	5576 W. Rochelle #328	89103	72,000	2/2	CP	CONDO HOA NIA
21.	332-198515-203	3916 Torrey Pines	89103	92,000	3/3	NO	
22.	332-208636-2-703	144 Wishire Way Lockbox at front gate - Key and code inside.	89107	105,500	2/2	YES	PUD HOA

NORTH LAS VEGAS

23.	332-105573-203	4309 San Mateo St.	89030	134,500	3/2	YES	
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