

Classified Advertising

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

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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, May 28, 1991
BID OPENING 1:00PM, May 29, 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 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 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
LAS VEGAS							
1.	332-122502-203	2639 Aracatuba Ave.	89121	86,500	3/2	YES	PUD HOA
2.	332-185104-6-703	6561 Bradford Ln.	89108	134,000	3/2½	YES	PUD HOA
3.	332-142932-7-203	6412 Eagle Point	89108	130,000	4/2	YES	
4.	332-175562-5-503	4444 Galore Ave.	89115	79,500	3/1 3/4	YES	
5.	332-117481-203	3201 Mary Ann Ave.	89101	71,000	5/2	NO	LBP
6.	332-143379-3-796	115 Elegante Way	89104	105,000	3/1 3/4	YES	

NORTH LAS VEGAS

7.	332-123005-203	2615 Magnet Ave.	89030	55,000	4/1½	NO	LBP
8.	332-118628-203	1830 Stanford Ave.	89030	50,000	3/1	NO	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
LAS VEGAS							
9.	332-132535-203	905 Mezpah St.	89106	49,500	3/1 3/4	NO	LBP
10.	332-117903-203	1824 Wengert Ave.	89104	62,500	3/1½	CP	LBP

NORTH LAS VEGAS

11.	332-098295-203	3604 Broadway	89030	46,750	2/2	NO	LBP
12.	332-134113-203	1112 Bull Run	89030	40,000	4/2	YES	LBP
13.	332-062293-221	2501 Cartier Ave.	89030	NO LIST	3/2	NO	LBP
NOTE: The property is severely fire-damaged and located in Windsor Park which is known to have ground movement. Property offered as-is with no stated value.							
14.	332-129166-203	3224 Crawford	89030	49,000	3/1½	NO	LBP