

Classified Advertising

HOME BUYING GUIDE



HUD HOMES

A HUD Home could be your smartest move. We can open the door to the home you want at the price you can afford. Contact your local real estate professional for more details.

HUD Homes. The Smart Move.

NEW LISTINGS, FHA INSURABLE

BIDS RECEIVED until 3:30 p.m. Sept. 3, 1991 BID OPENING 1:00 p.m., Sept. 4, 1991
BID OPENING LOCATION: Board of Realtors, 1750 E. Sahara
TRAINING WILL FOLLOW BID OPENING IF 10 OR MORE PEOPLE ARE PRESENT

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
1.	332-178698-6-703	5912 Auborn Ave.	89108	70,500	4/2	NO	LBP
2.	332-142932-7-203	6412 Eagle Point	89108	128,000	4/2	YES	
3.	332-139835-203	5917 Forrest Hill	89108	83,000	3/2	NO	LBP
4.	332-146367-703	4064 Grasmere Ave.	89121	92,000	2/2	YES	PUD HOA
5.	332-137837-703	6312 Lawton Ave.	89107	80,000	3/2	YES	LBP
6.	332-132709-734	3823 Maryland Pkwy #N4	89119	67,250	2/1 3/4	CP	CONDO HOA NIA
7.	332-129895-296	817 Vincent Ave.	89128	94,000	3/2	NO	LBP

NEW LISTINGS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
8.	332-198516-5-203	4705 Heidi Cir. May meet criteria for 203k	89102	81,000	3/2	YES	LBP
NORTH LAS VEGAS							
9.	332-116444-203	1932 N. 5th St.	89030	50,000	2/3	NO	TRIPLEX LBP
10.	332-085888-203	3204 Bartlett Ave.	89030	38,750	3/1	YES	LBP
11.	332-123496-1-203	1800 Bluff Ave.	89030	16,000	3/2	CP	LBP
12.	332-082350-203	1301 E. Nelson	89030	38,000	3/1	YES	
13.	332-102387-203	3521 Orvis St.	89030	38,750	1/1	NO	LBP

\$100 DOWN

The following properties are available "as-is", with FHA insurance available. \$100 down and \$500 earnest money deposit to owner-occupant/primary residence only. These terms are not available to investors. HUD must realize a neat of 91% or better of the listed offer price or bid will be rejected.

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
14.	332-135762-703	4539 Bingham Ave.	89110	65,000	3/2	NO	
5.	332-147656-6-203	7086 Burcot #3E	89115	58,000	2/1 1/4	CP	PUD HOA NIA
6.	332-184986-5-703	7083 Burcot #92	89115	58,000	2/1 1/4	CP	PUD HOA NIA
7.	332-184887-703	7077 Burcot #102	89115	58,000	2/1 1/4	CP	PUD HOA NIA
8.	332-147553-1-749	490 Elm Dr #202	89109	46,000	1/1 1/4	CP	CONDO HOA NIA

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BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
9.	332-132492-734	4300 LaMont #226	89115	45,200	2/2	CP	CONDO HOA NIA
20.	332-130520-703	1424 Mezpah Dr.	89106	66,000	3/2	NO	LBP
21.	332-172594-1-734	5576 Rochelle #32B	89103	69,500	2/2	CP	CONDO HOA
22.	332-158710-4-734	713 Rock Springs #101	89128	63,000	2/2	CP	CONDO HOA
23.	332-180315-9-734	615 Royal Crest #16	89109	37,000	1/1	CP	CONDO HOA NIA LBP
24.	332-186738-7-734	4221 Sanderling #275	89103	58,900	1/1	CP	CONDO HOA
25.	332-198792-5-703	891 Stratton Ln	89110	50,000	2/1 1/4	CP	PUD HOA
26.	332-141640-203	2882 Taurus Ct.	89115	66,000	3/1 3/4	YES	

NORTH LAS VEGAS

27.	332-118628-203	1830 Stanford St.	89030	48,000	3/1	NO	LBP
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HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE.

IMPORTANT INFORMATION



- Purchasers interested in a HUD-acquired property must contact a real estate professional of their choice to see or bid on any properties listed.
- Purchaser 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 bids.
- Earnest money deposit equal to five percent (5%) of the sales price, not to exceed \$2,000 but no less than \$500, is required with each offer to purchase. NOTE: Broker must submit to HUD certification of receipts of these funds.
- HUD reserves the right to withdraw any property from listing prior to bid opening. For further instruction on procedures, real estate professionals are to refer to the orange Broker's Information Package (BIP).
- 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 a.m. each day until sold or relisted. The last day to submit bids shall be the Tuesday following the previous week's listing.

• **Remark Codes**
 PUD = Planned Unit Development
 CON = Condominium
 LBP = Property may contain lead-base paint
 NIA = No investor allocation
 HOA = Homeowners Association (HOA dues are in addition to monthly payments)

CS = May have a 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.

• HUD properties are offered for sale to qualified purchasers without regard to prospective purchaser's race, color, religion, sex, or national origin.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



1500 E. Tropicana Ave. Suite 205
 Las Vegas, NV 89119-6516
 (702) 388-6331



CASH LOANS

Up to \$15,000 - NO COLLATERAL
 NO CREDIT CHECKS
 FAST SERVICE
 1-800-388-8878, Ext. 148 B

GOVERNMENT SEIZED vehicles from \$100. Corvettes, Chevys, Porsches, and other confiscated properties. For Buyers Guide (800) 722-9212 ext. 6397. Also open evenings & weekends.

GOVERNMENT HOMES from \$1 (U repair). Delinquent tax property. Repossessions. Your area (1) 805/962-8000 Ext. GH-22036 for current repo list.