

Classified Advertising

HOME BUYING GUIDE



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. 16, 1991 BID OPENING 1:00 p.m., Sept. 17, 1991
BID OPENING LOCATION: Dept. of Housing & Urban Development, 1500 E. Tropicana**

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
1.	332-138784-0-203	4088 Baltimore	89104	94,500	4/14		YES
2.	332-168668-2-203	5697 Blue Sea	89110	62,000	2/2		YES
3.	332-185104-6-703	6561 Bradford	89108	128,000	3/24		YES
4.	332-142602-203	4660 Colorado	89104	72,000	3/2		YES
5.	332-160522-703	4695 Dennis Way	89121	78,500	3/2		NO LBP
6.	332-175562-5-503	4444 Galore	89115	75,000	3/1 3/4		YES
7.	332-190950-8-703	4640 Inland	89117	78,000	2/2		NO
8.	332-128541-703	6668 Lombard	89108	90,000	2/1 3/4		YES
9.	332-088796-3-203	412 Martha	89110	79,000	4/2		YES
10.	332-150503-203	4158 Meadow Glen	89121	103,000	3/2		NO LBP
11.	332-084233-703	6171 Meadow View	89103	74,500	2/24		CP PUD HOA LBP NOTE: Lockbox on unit door. Dial office for entrance at gate.
12.	332-141321-9-203	925 Mezpah	89106	59,000	3/2		NO LBP
13.	332-158765-703	167 Montello	89110	77,500	3/1 3/4		YES
14.	332-087534-270	6104 Preston Cir	89107	62,000	3/2		CP LBP
15.	332-124245-534	595 Royal Crest #18	89109	49,000	2/1		CP LBP
16.	332-178398-3-703	4324 San Angelo	89102	73,000	3/1 3/4		NO LBP
17.	332-111513-203	5698 Sea Breeze	89110	72,000	3/2		YES
18.	332-164276-703	2912 Theresa	89101	71,500	3/2		YES LBP
19.	332-105256-3-203	85 Vallejo	89110	65,000	3/2		YES LBP
20.	332-155984-203	4285 Wyoming	89104	74,000	4/2		CP
HENDERSON							
21.	332-149379-203	909 Center	89015	83,000	3/2		YES
22.	332-158356-203	231 Kimberly	89015	129,000	3/2		YES LBP
23.	332-130373-703	395 Manzanita	89014	87,000	2/1		YES
NORTH LAS VEGAS							
24.	332-189102-2-703	2629 Salt Lake	89030	65,000	2/24		CP LBP
25.	332-160396-203	2132 Travis	89030	27,000	4/1 3/4		NO LBP NOTE: May meet 203k criteria

NEW LISTINGS, ALL CASH

LAS VEGAS

26.	332-162830-0-703	3326 Ayita Cir	89109	95,000	3/24		YES LBP
27.	332-136620-4-203	1900 Linden	89101	53,000	2/1		YES LBP
28.	332-099508-203	4408 Nolan	89107	69,500	3/14		NO LBP NOTE: May meet 203k criteria

NEW LISTINGS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
29.	332-088729-203	4706 Sheppard	89122	52,000	3/2		NO LBP
NORTH LAS VEGAS							
30.	332-121028-203	1204 Helen	89030	12,000	4/2		CP LBP NOTE: Fire Damaged
31.	332-135194-4-703	1016 Putnam	89030	50,250	4/2		NO LBP NOTE: May meet 203k criteria

\$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.

LAS VEGAS

32.	332-088309-203	1005 21st St.	89101	62,500	3/1 3/4		YES LBP
33.	332-154609-503	7060 Burcot #75	89115	58,000	2/14		CP PUD HOA NIA
34.	332-184987-6-703	7083 Burcot #91	89115	58,000	2/1		CP PUD HOA NIA
35.	332-096835-222	3562 Clear Lake	89115	48,000	3/1 3/4		NO LBP
36.	332-121433-703	849 Hedgeway #1	89110	50,000	2/2		NO PUD HOA
37.	332-121443-203	833 Hedgeway #7	89110	52,000	2/2		NO PUD HOA
38.	332-195988-0-748	5614 Lake Mead	89108	53,500	2/14		NO PUD HOA LBP
39.	332-198920-203	4104 Maple Hill	89115	55,000	3/2		NO LBP
40.	332-100471-234	2908 Siki Ct. #B	89101	35,000	2/1		CP CONDO HOA
41.	332-141057-6-734	4600 Swenson #132	89119	32,500	1/1		NO CONDO HOA LBP

NORTH LAS VEGAS

42.	332-180525-203	2525 Donna #H	89030	32,500	4/14		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



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