

# 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. Feb. 24, 1992 BID OPENING 1:00 p.m., Feb. 25, 1992  
BID OPENING LOCATION: Dept. of Housing & Urban Development, 1500 E. Trop., Ste. 205**

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR	GAR	REMARKS
<b>LAS VEGAS</b>							
1.	332-186286-703	741 N. Christy Ln.	89110	80,000	3/2		YES
2.	332-125209-203	124 Firestone Dr.	89128	93,000	3/2		YES
3.	332-196240-703	4212 Fulton Pl.	89107	72,500	2/1		NO LBP
4.	332-206638-703	4804 Hot Springs Ave.	89110	80,000	3/2		NO LBP
<b>HENDERSON</b>							
5.	332-099718-203	236 Tonalea Ave.	89015	69,000	4/2		YES
<b>NORTH LAS VEGAS</b>							
6.	332-197621-703	2601 Salt Lake St.	89030	71,500	4/2	CP	LBP
7.	332-211907-703	1923 Statz St.	89030	63,000	3/1.75	NO	LBP

### THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR	GAR	REMARKS
<b>LAS VEGAS</b>							
8.	332-038947-235	815 Hassell Ave.	89106	40,000	4/1.5	NO	LBP
9.	332-192765-748	1208 Norwalk Ct.	89110	50,000	3/2	CP	LBP NOTE: Property has cracked slab
<b>HENDERSON</b>							
10.	332-191155-703	322 Kansas Ave.	89015	53,500	2/1	NO	LBP

**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	GAR	REMARKS
11.	332-169002-703	7048 Burcot Ave.#55	89115	54,500	2/1.5	CP	PUD HOA
12.	332-119777-597	2961 Country Manor Ln #132	89115	27,000	0/1	CP	CONDO HOA

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BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR	GAR	REMARKS
13.	332-164362-203	2200 Dune Dr.	89106	60,000	3/2	NO	LBP
14.	332-200564-203	221 Elliott Ave.	89106	53,500	3/1.75	NO	LBP
15.	332-190179-229	878 Flagstone Way	89110	50,000	2/1.5	CP	PUD HOA
16.	332-110475-596	453 N. Lamb Blvd.#E	89110	50,000	2/2	CP	PUD HOA
17.	332-110822-266	824 Mantis Way #3	89110	47,000	2/1	NO	PUD HOA
18.	332-191417-234	4530 Sparky Dr. #D	89102	57,500	2/2	CP	CONDO HOA
19.	332-183789-534	4600 Swenson #230	89119	30,500	1/1	NO	LBP CONDO HOA

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



EQUAL HOUSING OPPORTUNITY

### FOR SALE

80 ft x 125 ft  
 Commercial Potential  
 \$13,000 / offer  
 (corner of LaSalle & Miller)  
 Real Estate Concepts  
 A.J. (Alvaro J. Espana)  
 Message Center 594-7472  
 658-1005

### FOR SALE

93 ft x 213 ft lot  
 in Bonanza Village  
 26 K or offer  
 \$10,000 down  
 Owner will carry  
 Real Estate Concepts  
 A.J. (Alvaro J. Espana)  
 658-1005

### WHAT WILL THE FUTURE HOLD FOR YOU?

Talk to a professional, live Psychic now and get your answers. Reliable psychics reveal known and unknown. Predicts, future, romance, career, health, finance and lucky numbers. 18 or older. First minute free. \$2.95/min. Call Dominique. 1-900-737-7677.

**FOR CLASSIFIED ADVERTISING CALL 383-4030**