

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. March 23, 1992 BID OPENING 1:00 p.m., March 24, 1992
BID OPENING LOCATION: Dept. of Housing & Urban Development, 1500 E. Tropic., Ste. 205**

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
1.	332-186286-703	741 N. Christy Ln.	89110	80,000	3/2	YES	
2.	332-196613-703	5280 Drifting Sands Court	89129	135,000	3/2.5	YES	PUD HOA
3.	332-104174-270	5459 Escondido St.	89119	80,000	2/2.5	YES	PUD HOA
4.	332-164521-734	6250 W. Flamingo Rd. #71	89103	100,000	3/2	YES	CONDO HOA
5.	332-170591-703	3900 Fulton Place	89107	88,500	4/2	YES	LBP
6.	332-176313-703	2717 Karen Ave.	89121	78,000	2/2	YES	
7.	332-121325-203	1320 Rawhide St.	89119	81,000	2/2.5	YES	PUD HOA
8.	332-165903-703	706 N. Riata Way	89110	87,000	3/1.75	YES	
9.	332-128940-203	6812 Sheffield Dr.	89108	106,000	3/2.5	YES	
10.	332-211325-797	6611 Silverstream Ave. #B	89107	45,500	1/1.5	YES	CONDO HOA NIA
11.	332-191417-734	4530 Sparky Dr. #D	89102	57,500	2/2	CP	CONDO HOA NIA
12.	332-195201-703	5035 Strauss Dr.	89102	99,000	2/2.5	YES	PUD HOA
13.	332-094702-270	6253 W. Washington	89107	52,000	2/1	CP	PUD HOA LBP
HENDERSON							
14.	332-141504-203	431 E. Barrett St.	89015	63,000	2/1	YES	
15.	332-197142-703	606 Hidden Valley Dr.	89015	105,000	3/2	NO	LBP
16.	332-169171-703	506 Holick Ave.	89015	67,000	2/1.75	YES	
17.	332-192109-703	532 Holick Ave.	89015	70,000	2/1.75	NO	
NORTH LAS VEGAS							
18.	332-093809-203	16 Britz Circle	89030	85,000	6/3	NO	3-PLEX
19.	332-127960-203	3444 College View	89030	129,000	8/4	NO	4-PLEX
20.	332-090381-203	3125 Crawford St.	89030	48,500	3/2	CP	LBP

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
21.	332-129365-203	3977 Longfellow St.	89115	69,500	3/1.75	NO	
22.	332-101007-234	2904 Siki Ct. #C	89101	33,950	2/1	CP	CONDO HOA
23.	332-101122-234	2913 Siki Ct. #C	89101	32,980	2/1	CP	CONDO HOA
PAHRUMP							
24.	332-130551-203	610 E. Fehrs Way	89041	31,000	3/2	NO	MFG HOUSE

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							
25.	332-106906-266	808 Hedge Way #5	89110	41,250	1/1	NO	PUD HOA
26.	332-203543-748	445 N. Lamb Blvd #B	89110	35,500	1/1	CP	PUD 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



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PROPERTY OWNERS

Will Buy Your Distressed Real Estate For No Money Down. 381-2721, 24-hrs.