

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. April 6, 1992 BID OPENING 1:00 p.m., April 7, 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 BA	GAR	REMARKS
LAS VEGAS							
1.	332-140180-203	7208 Big Rock Cir	89129	130,000	4/2.5	YES	
2.	332-169995-703	622 Brookway Lane	89109	89,000	3/2.5	CP	LBP PUD HOA
3.	332-156315-203	2508 Conestaga Trail	89108	97,000	3/2	YES	
4.	332-114728-203	1701 Fairfield Ave.	89104	112,000	8/8	NO	4-PLEX
5.	332-145850-203	5233 Forrest Hills Ln.	89108	65,500	2/1	YES	LBP
6.	332-174940-203	3896 Greenleaf Dr.	89120	100,000	3/2	YES	LBP
7.	332-133456-703	6621 Messenger Ct.	89108	110,000	3/2.5	YES	
8.	332-179199-703	8279 Palmada Dr.	89123	91,000	2/2	YES	
9.	332-174551-734	5576 W. Rochelle #7C	89103	67,000	2/2	CP	CONDO HOA
HENDERSON							
10.	332-093105-203	459 Chesapeake Way	89015	85,000	3/2	YES	
11.	332-135531-796	590 Sellers Place	89015	56,500	2/1.5	CP	PUD HOA

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							
12.	332-125168-534	901 McWilliams #907	89106	15,000	2/1	NO	LBP CONDO HOA
13.	332-139622-703	2932 E. Poplar Ave.	89101	120,000	8/8	NO	LBP 4-PLEX
14.	332-157581-703	20255 Pugatz St.	89124	58,000	3/2	NO	NOTE: Remote Property. Located on 2 acres approximately 18 miles north on Hwy 95 from junction of 95 & Rancho. Call 383-9886 for directions.
15.	332-114409-203	9515 Redwood St.	89118	90,000	2/2	NO	NOTE: 1+ acre lot
16.	332-213040-703	5824 Willard St.	89122	56,500	3/1	NO	LBP
HENDERSON							
17.	332-189307-703	3114 Blossom Glen Dr.	89014	100,000	4/1.75	YES	
18.	332-191155-703	322 Kansas Ave.	89015	52,000	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 BA	GAR	REMARKS
LAS VEGAS							
19.	332-119777-597	2961 Country Manor Ln #132	89115	26,000	0/1	CP	CONDO HOA
		NOTE: Investor Allocation Available					
20.	332-208602-703	3900 Hartford Pl.	89102	55,000	2/2	CP	LBP PUD HOA
21.	332-110822-266	824 Mantis Way #3	89110	46,500	2/1	NO	PUD HOA
NORTH LAS VEGAS							
22.	332-130656-703	1801 W. McDonald	89030	45,000	5/2	NO	LBP

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



ADVERTISEMENT FOR BIDS

THE CITY OF LAS VEGAS WILL RECEIVE SEALED BIDS AT 3:00 P.M., ON MARCH 31, 1992, FOR THE FOLLOWING:

BID #92.2100.8 FIRE HOSE

A BID BOND, IF REQUIRED BY THE INVITATION TO BID, SHALL BE IN THE FORM OF BID BOND, CERTIFIED, OR CASHIER'S CHECK FOR 5% OF THE BID AND SHALL BE ENCLOSED WITH THE PROPOSALS. ALL DOCUMENTS PERTINENT TO THIS ADVERTISEMENT MAY BE EXAMINED AND OBTAINED AT THE OFFICE OF THE PURCHASING AND CONTRACTS DIVISION, 1ST FLOOR, CITY HALL.

Published: Las Vegas Sentinel-Voice
 March 26, 1992

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

• LOANS •

Loans on real estate. No credit, no problem. Bad credit, no problem. Call 381-2721, 24 hrs.