

# 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. May 18, 1992 BID OPENING 1:00 p.m., May 19, 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
<b>LAS VEGAS</b>							
1.	332-169995-703	622 Brookway Lane	89109	87,000	3/2.5	CP	LBP PUD HOA
2.	332-156315-203	2508 Conestoga Trail	89108	97,000	3/2	YES	
3.	332-189741-203	7176 Hillcroft Way	89117	118,000	4/2.5	YES	LBP
4.	332-195637-748	4910 Larkspur St.	89120	57,000	3/1.5	YES	LBP PUD HOA
5.	332-181368-703	41 Logan Ct.	89110	90,000	3/2	YES	LBP
6.	332-133309-596	6770 W. Mangrum Cir	89103	89,000	3/2	YES	
7.	332-154489-703	4904 Nellis Springs	89110	58,000	2/1	YES	
8.	332-164042-703	6313 Shawnee Ave.	89107	90,000	4/2.5	NO	LBP
9.	332-182379-703	601 Westridge Dr.	89107	96,500	3/2	YES	
<b>PAHRUMP</b>							
10.	332-196935-203	Lt 4 Thousandaire Rd aka 6281 Hawkins Way	89041	108,000	3/2	YES	LBP

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

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
<b>LAS VEGAS</b>							
11.	332-186649-703	625 N. 20th St.	89101	62,500	3/1.75	NO	LBP
12.	332-198434-748	1320 Jessica Ave.	89104	47,000	2/1	CP	LBP
13.	332-157581-703	20255 Pugatz St.	89124	55,000	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 map.
14.	332-196967-734	5088 Spencer St.#C	89119	62,500	2/2	CP	CONDO HOA

**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
15.	332-208602-703	3900 Hartford Pl.	89102	55,000	2/2	CP	LBP PUD HOA
16.	332-113655-203	882 Rhinegold Way	89110	55,000	2/1.5	CP	PUD HOA
17.	332-171427-534	4600 Swenson St. #254	89119	28,025	1/1	NO	LBP CONDO HOA

NOTE: \$250 refrigerator allowance at closing. Investor allocation available.

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
18.	332-094974-270	6247 W. Washington Ave.	89107	62,000	2/1.5	CP	LBP PUD HOA
<b>NORTH LAS VEGAS</b>							
19.	332-130656-703	1801 W. McDonald Ave.	89030	42,000	5/2	NO	LBP
<b>HENDERSON</b>							
20.	332-135531-796	590 Sellers Place	89015	55,000	2/1.5	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



CLARK COUNTY INVITATION TO BID  
 BID NO. 2813-92

ASBESTOS REMOVAL FOR THE CLARK COUNTY COURTHOUSE AND THE BRIDGER BUILDING

CLEAN, REMOVE, DECONTAMINATE, ENCAPSULATE AND DISPOSE ASBESTOS CONTAINING MATERIAL FROM THE CLARK COUNTY COURTHOUSE AND BRIDGER BUILDING IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AS SPECIFIED.

ESTIMATED COST: \$150,000

PREBID CONFERENCE: 11 AM, May 8, 1992. The Prebid Conference will be held in the General Services Conference room, at the address shown below. The purpose of the Conference is to review and discuss both the specifications and the County's Minority and Women-Owned

#### Business Policy.

Bids will be received in the Office of the Clark County Director of General Services, Purchasing Division, Bridger Building, Tenth Floor, 225 Bridger Avenue, Las Vegas, Nevada 89155 on May 27, 1992. Bids must be time-stamped at 3:00 PM or before, bids time-stamped at 3:01 PM or after will be returned to the bidder. Overnight Mail must use the 89101 code.

Specifications and drawings are available at the above address for a nonrefundable charge of \$20, and if specifications are to be mailed, there is an additional nonrefundable charge of \$5. All checks are to be made payable to the Clark County Treasurer. IF YOU PAY IN CASH, PLEASE HAVE THE EXACT CHANGE.

BOARD OF COMMISSIONERS  
 CLARK COUNTY, NEVADA

Published: Las Vegas Sentinel-Voice  
 May 7, 1992

CLARK COUNTY INVITATION TO BID  
 BID NO. 2815-92

ANNUAL REQUIREMENTS CONTRACT FOR CONFIDENTIAL RECORDS DESTRUCTION

THIS BID IS FOR AN ANNUAL REQUIREMENTS CONTRACT FOR A FULL SERVICE CONFIDENTIAL RECORDS DESTRUCTION CONTRACT FOR USE BY VARIOUS DEPARTMENTS, FOR THE PERIOD FROM DATE OF AWARD THROUGH JUNE 30, 1993, WITH THE OPTION TO RENEW FOR FOUR ONE-YEAR PERIODS.

Bids will be received in the Office of the Clark County Director of General Services, Purchasing Division, Bridger Building, Tenth Floor, 225 Bridger Avenue, Las Vegas, Nevada 89155 on May 15, 1992. Bids must be time-stamped at 3:00 PM or before. Bids time-stamped at 3:01 PM or after will be returned to bidder. Overnight Mail must use the 89101 zip code. Specifications are available at the above address.

BOARD OF COMMISSIONERS  
 CLARK COUNTY, NEVADA

Published: Las Vegas Sentinel-Voice  
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Can't afford a Security System? Fake out would-be burglars. Display security alarm decals on your windows and doors. 5 for \$4.95. **FIGHT BACK PRODUCTS** 657-1232

**• LOANS •**  
 Loans on real estate. No credit, no problem. Bad credit, no problem. Call 258-3580, 24 hrs.