

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. June 15, 1992 BID OPENING 1:00 p.m., June 16, 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.	332-131026-203	5792 Blue Sea St.	89110	70,000	3/1.75	YES	
2.	332-169995-703	622 Brookway Lane	89109	84,000	3/2.5	CP	LBP PUD HOA
3.	332-196613-703	5280 Drifting Sands	89129	120,000	3/2.5	YES	PUD HOA
4.	332-174940-203	3896 Greenleaf Dr.	89120	100,000	3/2	YES	LBP
5.	332-189741-203	7176 Hillcroft Way	89117	118,000	4/2.5	YES	LBP
6.	332-206638-703	4804 Hot Springs	89110	79,000	3/2	NO	LBP
7.	332-174551-734	5576 W. Rochelle Ave. #7C	89103	65,000	2/2	CP	CONDO HOA
8.	332-195201-703	5035 Strauss Dr.	89102	93,500	2/2.5	YES	PUD HOA
HENDERSON							
9.	332-122949-203	797 Grapevine Ave.	89015	95,000	3/2	YES	
10.	332-169171-703	506 Holick Ave.	89015	62,000	2/1.75	YES	
11.	332-156444-203	2371 Viewcrest Rd.	89015	101,000	4/2	YES	
12.	332-191496-203	3436 Aristos Ave.	89030	130,000	10/6	NO	4-PLEX
13.	332-199882-748	3421 Heather Ave.	89030	48,500	2/1	CP	LBP
14.	332-197621-703	2601 Salt Lake St.	89030	71,500	4/2	CP	LBP
PAHRUMP							
15.	332-196935-203	Lot 4 Thousandaire aka 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
LAS VEGAS							
16.	332-186649-703	625 N. 20th St.	89101	62,500	3/1.75	NO	LBP
17.	332-212444-703	4317 Ivory Circle	89130	99,500	1/2	YES	
18.	332-184240-703	1809 Len Place	89106	40,000	3/2	CP	LBP
19.	332-193162-703	1900 Marlin Ave.	89101	44,000	2/1	NO	LBP
20.	332-157581-703	20255 Pugatz St.	89124	53,000	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.
21.	332-114409-203	9515 Redwood St.	89118	90,000	2/2	CP	
22.	332-196967-734	5088 Spencer St.#C	89119	59,500	2/2	CP	CONDO HOA

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
NORTH LAS VEGAS							
23.	332-065617-203	1829 W. Cartier Ave	89030	36,000	3/2	CP	LBP
24.	332-149952-748	701 Gilday Ave.	89030	53,000	3/2	NO	LBP
25.	332-202920-703	3247 Kidd St.	89030	43,000	2/2	CP	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							
26.	332-168767-703	7054 Burcot Ave.#38	89115	55,000	2/1.5	CP	PUD HOA
27.	332-119777-597	2961 Country Manor #132 NOTE: Investor Allocation Available. \$250 appliance allowance at closing.	89115	24,000	0/1	CP	CONDO HOA
28.	332-106906-266	808 Hedge Way #5	89110	34,750	1/1	NO	PUD HOA
29.	332-195637-748	4910 Larkspur St.	89120	57,000	3/1.5	YES	LBP PUD HOA
30.	332-191417-734	4530 Sparky Dr. #D	89102	57,500	2/2	CP	CONDO HOA
31.	332-171427-534	4600 Swenson #254	89119	27,000	1/1	NO	LBP CONDO HOA
NORTH LAS VEGAS							
32.	332-169702-348	2013 Lawry Ave.	89030	45,000	3/2	YES	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

