





CA - Central Valley HUD Photo List



Listing #	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U	
Calaveras										
	1	6-28-11	7-29-11	\$58,500	Relist	043-773796	8746 A Doster Road Mountain Ranch, CA 95246	1900 LBP	/	UI
			Daily	<i>Special Comments</i>						
			Disclosures: Vacant Land. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
	2	7-16-11	7-29-11	\$70,000	Relist	043-742702	478 Toyanza Drive San Andreas, CA 95249	1960 LBP	3 / 1 952	IN
			Daily	<i>Special Comments</i>						
			Disclosures: Recommend a roof inspection. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
Fresno										
	3	7-13-11	7-29-11	\$165,000	New Listing	045-686976	7333 East Cortland Avenue Fresno, CA 93727	2009 LBP	3 / 2 1,538	IN
			Daily	<i>Special Comments</i>						
			Disclosures: Recommend plumbing inspection, Recommend repairing minor exposed wiring. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
	4	7-9-11	7-29-11	\$94,400	Price Reduction	045-592887	7125 N Everest Avenue Fresno, CA 93722	1983 LBP	3 / 2 1,186	\$2,286 IE
			Daily	<i>Special Comments</i>						
			Repairs: Repair water line to water heater, Wiring in Kitchen, Install junction box for electric wire in attic, Replace faucet, drain/supply lines in master bath, Replace broken dual pane windows, Replace missing flooring. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							

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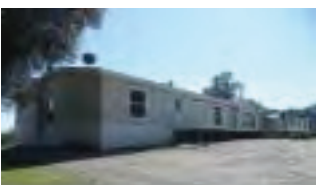
Lottery - Available for Govt., GNND and Non-Profit

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	5	7-21-11	7-30-11	\$75,000	New Listing	045-637171	3531 E Butler Avenue Fresno, CA 93702	2005	5 / 2 1,395	\$4,180 IE
<i>Special Comments</i>										
Disclosures: Evidence of mold-like substance, take appropriate action, State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. Repairs: Repair damaged and replace missing plumbing. , Repair electrical wiring. , Repair damaged HVAC, Missing floor covers. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	6	7-28-11	8-6-11	\$67,000	New Listing	045-643187	4044 N Crystal Avenue Fresno, CA 93705	1954 LBP	3 / 1 1,090	\$4,455 IE
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. Repairs: Repair subflooring in bathroom and replace flooring. , Damaged fascia board. , Repair electrical outlet. , Install smoke and Carbon Monoxide detectors, Defective paint and damaged stucco. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	7	7-19-11	7-29-11	\$43,000	New Listing	045-587180	1421 E Olive Avenue Fresno, CA 93728	1930 LBP	2 / 1 1,247	UI
<i>Special Comments</i>										
Disclosures: Estimated remaining economic life is below 30 years, Evidence of defective paint. , Repairs exceed \$5,000. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	8	7-7-11	7-29-11	\$82,000	New Listing	045-652763	751 Quincy Street Kingsburg, CA 93631	1976 LBP	3 / 2 1,118	\$770 IE
<i>Special Comments</i>										
Repairs: Double strap water heater to code, Replace kitchen sink, plumbing and faucet, Repair thermostat, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	9	7-22-11	7-29-11	\$62,000	Price Reduction	045-644491	31731 Sycamore Road Tollhouse, CA 93667	2004	3 / 2.5 2,400	UI
<i>Special Comments</i>										
Disclosures: Manufactured home, Property with propane, well, and septic systems, Well has bacterial contamination. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

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page 2 of 8

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Kings										
	10	7-23-11	8-1-11	\$66,000	New Listing	045-672815	1014 Josephine Avenue Corcoran, CA 93212	1950 LBP	3 / 1.75 1,546	\$2,200 IE
			Initial							
			<i>Special Comments</i>							
			Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. Repairs: Repair water heater. , Repair plumbing leak. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
	11	7-6-11	7-29-11	\$75,000	New Listing	045-637130	1224 N 11th Avenue Hanford, CA 93230	1950 LBP	3 / 1 1,082	IN
			Daily							
			<i>Special Comments</i>							
			Disclosures: Recommend replacing one wall furnace burner. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
Madera										
	12	7-6-11	7-29-11	\$108,000	Relist	045-646660	42349 Long Hollow Drive Coarsegold, CA 93614	1982	4 / 2 1,814	\$330 IE
			Daily							
			<i>Special Comments</i>							
			Disclosures: Property connected to a propane system, HOA fee is \$77 per month. Repairs: Repair board on wood decking, Flue to be capped, Repair disposal. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							
Merced										
	13	7-28-11	7-29-11	\$85,000	Price Reduction	045-668897	2505 Oregon Ave Atwater, CA 95301	1973 LBP	3 / 2 1,400	\$1,485 IE
			Daily							
			<i>Special Comments</i>							
			Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. Repairs: Defective paint, Repair dry rot, Strap water heater to code. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.							

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page 3 of 8

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	14	7-13-11	7-29-11	\$170,000	New Listing	045-669149	2334 S Rock Creek Drive Los Banos, CA 93635	2005	4 / 3 2,941	IN
<i>Special Comments</i>										
Disclosures: Recommend plumbing inspection. , Recommend installing 1 electrical cover plate. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	15	7-1-11	7-29-11	\$135,000	New Listing	045-654724	827 Foothill Court Los Banos, CA 93635	1992	4 / 2.5 1,922	\$3,751 IE
<i>Special Comments</i>										
Repairs: Exposed wiring. , Repair plumbing. , Repair/Replace thermostat, Missing floor covers. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	16	7-22-11	7-31-11	\$300,000	New Listing	045-667004	1321 Ahwahnee Court Merced, CA 95340	2008	4 / 2 2,498	IN
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend carbon monoxide detectors. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	17	7-20-11	7-29-11	\$100,000	New Listing	045-619368	2855 Tahoe Drive Merced, CA 95340	1963	3 / 2 1,678	IN
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend replacing smoke detectors and repairing minor exposed electrical. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	18	7-16-11	7-29-11	\$42,000	New Listing	045-383443	2942 Beachwood Drive Merced, CA 95348	1946	2 / 1 912	\$1,320 IE
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend water heater inspection. . Repairs: Double strap water heater to code. , Replace missing window panes, Defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

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page 4 of 8

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San Joaquin										
	19	7-6-11	7-29-11	\$168,000	New Listing	043-742720	14676 E Juniper Avenue Lockeford, CA 95237	1990	3 / 2 1,556	IN
<i>Special Comments</i>										
Disclosures: Recommend replacing smoke detectors. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	20	7-19-11	7-29-11	\$61,600	Price Reduction	043-735532	10 Sleepy Hollow Drive Lodi, CA 95242	1985	3 / 2 1,440	UI
<i>Special Comments</i>										
Disclosures: HOA fee is \$165 per month, Manufactured home located in a special flood hazard area, Manufactured home missing (1) affixed HUD certification labels. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	21	7-12-11	7-29-11	\$38,700	Price Reduction	043-752828	700 W Mccoy Court 14 Lodi, CA 95240	1982	2 / 1 886	UK
<i>Special Comments</i>										
Disclosures: HOA fee is \$232 per month, Repairs exceed \$5,000. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	22	7-22-11	7-31-11	\$220,000	New Listing	043-748304	2754 Ancestry Street Manteca, CA 95337	2007	4 / 3 2,286	IN
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend to install carbon monoxide detectors. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	23	7-14-11	7-29-11	\$140,000	New Listing	043-759300	957 Woodstream Street Stockton, CA 95206	1995	4 / 2 2,094	IN
<i>Special Comments</i>										
Disclosures: Recommend strapping water heater to code. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

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page 5 of 8

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	24	7-12-11	7-29-11	\$130,500	Relist	043-758042	2631 Grizzly Hollow Way Stockton, CA 95207	1978	3 / 2 1,551	IN
<i>Special Comments</i>										
Disclosures: HOA fee is \$370 per year. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	25	7-2-11	7-29-11	\$97,200	Price Reduction	043-757196	1620 W Poplar Street Stockton, CA 95203	1930	3 / 3 1,804	\$2,035 IE
<i>Special Comments</i>										
Repairs: Patio eave dryrot, Missing roof shingles, Reset electrical box cover and backplate, Interior electrical box cover and backplate / exposed wiring, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	26	7-6-11	7-29-11	\$74,000	Price Reduction	043-745796	111 E Alder Street Stockton, CA 95204	1923	4 / 2 2,180	\$2,200 IE
<i>Special Comments</i>										
Disclosures: Recommend plumbing inspection. , Thermostat needs replacement, Evidence of water infiltration. Repairs: Defective paint surfaces. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

Stanislaus

	27	5-7-11	7-29-11	\$93,000	Relist	045-421071	1520 Bollinger Court Modesto, CA 95351	1995	4 / 2.5 1,757	\$715 IE
<i>Special Comments</i>										
Disclosures: Property located within a special flood hazard area, flood insurance is required. Repairs: Repair tilting fence, Double strap water heater, Install smoke detectors, Cover exposed electrical. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	28	6-24-11	7-29-11	\$91,000	Relist	045-653278	425 Pirinen Lane Modesto, CA 95354	1974	3 / 2 1,065	IN
<i>Special Comments</i>										
Disclosures: Outlet cover is missing, Three smoke detectors are missing. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

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page 6 of 8

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	29	7-29-11	8-7-11 Initial	\$54,000	New Listing	045-616774 5117 Northland Drive Modesto, CA 95357	1977 LBP	2 / 1 840	\$4,070 IE
<i>Special Comments</i>									
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend plumbing inspection. , Evidence of water infiltration. Repairs: Missing floor covers. , Repair ceiling moisture damage. , Install kitchen cabinets, sink and disposal, Install CO and smoke alarms. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

Tulare

	30	7-22-11	7-31-11 Initial	\$78,000	New Listing	045-410616 1271 N Virginia Avenue Farmersville, CA 93223	1995	3 / 2 984	\$4,070 IE
<i>Special Comments</i>									
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity. Repairs: Remediate mold like substance. , Missing floor covers, Repair HVAC, Repair electrical. , Repair plumbing. , Replace missing water heater. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	31	7-22-11	7-31-11 Initial	\$55,000	New Listing	045-514586 24609 Avenue 212 Lindsay, CA 93247	1979	3 / 1.75 1,446	\$3,190 IE
<i>Special Comments</i>									
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Manufactured home, Property is connected to a well and septic systems. Repairs: Missing floor covers, Porch and patio unstable. Safety issue. , Exposed wood on rear of dwelling. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	32	7-21-11	7-29-11 Daily	\$114,000	New Listing	045-681644 80 Holcomb Street Porterville, CA 93257	1964 LBP	3 / 2 1,923	UK
<i>Special Comments</i>									
Disclosures: Property is connected to a septic system, Evidence of water infiltration, Repairs exceed \$5,000, Roof needs repair, Evidence of defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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page 7 of 8

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	33	7-16-11	7-29-11	\$142,000	New Listing	045-663399	1536 E Monte Vista Court Visalia, CA 93292	2001	4 / 2 1,888	\$4,180 IE
<i>Special Comments</i>										
Disclosures: State law requires Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Recommend repairing garage. , Recommend replacing living room window. . Repairs: Repair water damage at master shower, Replace missing faucet. , Missing smoke detectors. , Repair heating system. , Missing floor covers. , Repair sliding door to secure properly. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
	34	7-21-11	7-29-11	\$77,000	New Listing	045-547405	1021 E Noble Avenue Visalia, CA 93292	1966	3 / 2 1,408	LBP UK
<i>Special Comments</i>										
Disclosures: Repairs exceed \$5,000, Recommend a plumbing inspection. , Evidence of mold-like substance, take appropriate action, Evidence of defective paint. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										
Tuolumne										
	35	7-2-11	7-29-11	\$75,600	Relist	043-745209	21471 Phoenix Lake Road Sonora, CA 95370	1991	3 / 2 1,728	UI
<i>Special Comments</i>										
Disclosures: Manufactured home missing affixed HUD certification labels, Property with propane, well, and septic systems. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.										

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page 8 of 8

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