

## DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5502-N-03]

### Notice of Single Family Loan Sales (SFLS 2011-3)

**AGENCY:** Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

**ACTION:** Notice of sales of mortgage loans.

**SUMMARY:** This notice announces HUD's intention to competitively sell certain unsubsidized single family mortgage loans, in a sealed bid sale offering called SFLS 2011-3, without Federal Housing Administration (FHA) mortgage insurance. This notice also generally describes the bidding process for the sale and certain persons who are ineligible to bid. This third sale of Fiscal Year (FY) 2011 is scheduled for September 14, 2011.

**DATES:** For this sale action, the Bidder's Information Package (BIP) was made available to qualified bidders on August 15, 2011. Bids for the SFLS 2011-3 sale must be submitted on the bid date, which is currently scheduled for September 14, 2011 (Bid Date). HUD anticipates that award(s) will be made on or about September 15, 2011 (the Award Date).

**ADDRESSES:** To become a qualified bidder and receive the BIP, prospective bidders must complete, execute, and submit a Confidentiality Agreement and a Qualification Statement acceptable to HUD. Both documents are available on the HUD Web site at: <http://www.hud.gov/sfloansales>. Please mail and fax executed documents to HUD's Asset Sales Office:

Asset Sales Office, United States Department of Housing and Urban Development, 451 7th Street, SW., Room 3136, Washington, DC 20410, Attention: Single Family Sale Coordinator, Fax: 202-708-2771.

**FOR FURTHER INFORMATION CONTACT:** John Lucey, Deputy Director, Asset Sales Office, Room 3136, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-8000; telephone 202-708-2625, extension 3927. Hearing- or speech-impaired individuals may call 202-708-4594 (TTY). These are not toll-free numbers.

**SUPPLEMENTARY INFORMATION:** HUD announces its intention to sell in SFLS 2011-3 certain unsubsidized non-performing mortgage loans (Mortgage Loans) secured by single family properties located throughout the United States. A listing of the Mortgage

Loans is included in the due diligence materials made available to qualified bidders. The Mortgage Loans will be sold without FHA insurance and with servicing released. HUD will offer qualified bidders an opportunity to bid competitively on the Mortgage Loans.

#### The Bidding Process

The BIP describes in detail the procedure for bidding in SFLS 2011-3. The BIP also includes a standardized non-negotiable Conveyance, Assignment and Assumption Agreement (CAA Agreement). Qualified bidders will be required to submit a deposit with their bid. Deposits are calculated based upon each qualified bidder's aggregate bid price.

HUD will evaluate the bids submitted and determine the successful bid, in terms of the best value to HUD, in its sole and absolute discretion. If a qualified bidder is successful, the qualified bidder's deposit will be non-refundable and will be applied toward the purchase price. Deposits will be returned to unsuccessful bidders. For the SFLS 2011-3 sale action, settlements are expected to take place on October 13, 2011 and November 17, 2011.

This notice provides some of the basic terms of sale. The CAA Agreement, which is included in the BIP, provides comprehensive contractual terms and conditions. To ensure a competitive bidding process, the terms of the bidding process and the CAA Agreement are not subject to negotiation.

#### Due Diligence Review

The BIP describes how qualified bidders may access the due diligence materials remotely via a high-speed Internet connection.

#### Mortgage Loan Sale Policy

HUD reserves the right to remove Mortgage Loans from SFLS 2011-3 at any time prior to the Award Date. HUD also reserves the right to reject any and all bids, in whole or in part, and include any Mortgage Loans in a later sale. Mortgage Loans will not be withdrawn after the Award Date except as specifically provided in the CAA Agreement.

The SFLS 2011-3 sale of Mortgage Loans are assigned to HUD pursuant to section 204(a)(1)(A) of the National Housing Act as amended under Title VI of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act, 1999. The sale of the Mortgage Loans is pursuant to

section 204(g) of the National Housing Act.

#### Mortgage Loan Sale Procedure

HUD selected an open competitive whole-loan sale as the method to sell the Mortgage Loans. This method of sale optimizes HUD's return on the sale of these Mortgage Loans, affords the greatest opportunity for all qualified bidders to bid on the Mortgage Loans, and provides the quickest and most efficient vehicle for HUD to dispose of the Mortgage Loans.

#### Bidder Ineligibility

In order to bid in the SFLS 2011-3 sale, a prospective qualified bidder must complete, execute and submit both a Confidentiality Agreement and a Qualification Statement acceptable to HUD. The following individuals and entities are ineligible to bid on any of the Mortgage Loans included in SFLS 2011-3:

(1) An employee of HUD, a member of such employee's household, or an entity owned or controlled by any such employee or member of such an employee's household;

(2) An individual or entity that is debarred, suspended, or excluded from doing business with HUD pursuant to Title 24 of the Code of Federal Regulations, Part 24, and Title 2 of the Code of Federal Regulations, Part 2424;

(3) An individual or entity that has been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.

(4) An individual or entity that has been debarred, suspended, or excluded from doing mortgage related business, including having a business license suspended, surrendered or revoked, by any Federal, State or local government agency, division or department;

(5) A contractor, subcontractor and/or consultant or advisor (including any agent, employee, partner, director, principal or affiliate of any of the foregoing) who performed services for or on behalf of HUD in connection with the Sales;

(6) An individual or entity that uses the services, directly or indirectly, of any person or entity ineligible under subparagraphs 1 through 3 above to assist in preparing any of its bids on the Mortgage Loans;

(7) An individual or entity which employs or uses the services of an employee of HUD (other than in such employee's official capacity) who is involved in single family asset sales;

(8) An entity or individual that serviced or held any Mortgage Loan at

any time during the 2-year period prior to the Award Date is ineligible to bid on such Mortgage Loan or on the pool containing such Mortgage Loan, and

(9) An entity or individual that is: (a) Any affiliate or principal of any entity or individual described in the preceding sentence (sub-paragraph 8); (b) any employee or subcontractor of such entity or individual during that 2-year period prior to Award Date; or (c) any entity or individual that employs or uses the services of any other entity or individual described in this paragraph in preparing its bid on such Mortgage Loan.

#### Freedom of Information Act Requests

HUD reserves the right, in its sole and absolute discretion, to disclose information regarding SFLS 2011–3, including, but not limited to, the identity of any successful qualified bidder and its bid price or bid percentage for any pool of loans or individual loan, upon the closing of the sale of all the Mortgage Loans. Even if HUD elects not to publicly disclose any information relating to SFLS 2011–3, HUD will have the right to disclose any information that HUD is obligated to disclose pursuant to the Freedom of Information Act and all regulations promulgated thereunder.

#### Scope of Notice

This notice applies to SFLS 2011–3 and does not establish HUD's policy for the sale of other mortgage loans.

Dated: August 30, 2011.

**Carol Galante,**

*Acting Assistant Secretary for Housing—  
Federal Housing Commissioner.*

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**BILLING CODE 4210–67–P**

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## DEPARTMENT OF THE INTERIOR

### Fish and Wildlife Service

[FWS–R1–R–2011–N028; 10137–1265–0000  
9B]

#### Sheldon National Wildlife Refuge, Washoe and Humboldt Counties, NV, and Lake County, OR; Draft Comprehensive Conservation Plan and Environmental Impact Statement

**AGENCY:** Fish and Wildlife Service,  
Interior.

**ACTION:** Notice of availability.

**SUMMARY:** We, the U.S. Fish and Wildlife Service (Service), announce the availability of a draft comprehensive conservation plan (Draft CCP) and draft environmental impact statement (Draft

EIS) for the Sheldon National Wildlife Refuge (Refuge) for public review and comment. In these documents, we describe alternatives, including our preferred alternative, for managing the Refuge for 15 years, following approval of the final CCP.

**DATES:** To ensure consideration, please send your written comments by November 8, 2011.

**ADDRESSES:** You may submit comments or requests for copies or more information by any of the following methods. You may request hard copies or a CD-ROM of the documents.

*E-mail:* [SheldonCCP@fws.gov](mailto:SheldonCCP@fws.gov). Include “Sheldon Refuge draft CCP/EIS” in the subject line of the message.

*Internet:* <http://www.fws.gov/pacific/planning/main/docs/NV/docssheldon.htm>.

*Fax:* Attn: John Kasbohm, Project Leader, 541–947–4414.

*U.S. Mail:* Sheldon-Hart Mountain National Wildlife Refuge Complex, P.O. Box 111, Lakeview, OR 97630.

*In-Person Drop-off, Viewing, or Pickup:* Call 541–947–3315 to make an appointment (necessary for view/pickup only) during regular business hours at the above address. For more information on locations for viewing or obtaining documents, see Public Availability of Documents under **SUPPLEMENTARY INFORMATION**.

**FOR MORE INFORMATION CONTACT:** Aaron Collins, Planning Team Leader, (541) 947–3315.

#### **SUPPLEMENTARY INFORMATION:**

##### **Introduction**

With this notice, we continue the CCP process for Sheldon Refuge. We started this process through a notice published in the **Federal Register** on May 12, 2008 (73 FR 27003). We now announce a Draft CCP/EIS, prepared pursuant to the National Wildlife Refuge System Administration Act, as amended, and the National Environmental Policy Act of 1969 (NEPA).

The National Wildlife Refuge System Administration Act of 1966 (16 U.S.C. 668dd–668ee) (Refuge Administration Act), as amended by the National Wildlife Refuge System Improvement Act of 1997, requires us to develop a CCP for each national wildlife refuge. The purpose for developing a CCP is to provide refuge managers with a 15-year plan for achieving refuge purposes and contributing toward the mission of the National Wildlife Refuge System, consistent with sound principles of fish and wildlife management, conservation, legal mandates, and our policies. In addition to outlining broad management direction on conserving wildlife and

their habitats, CCPs identify wildlife-dependent recreational opportunities available to the public, including opportunities for hunting, fishing, wildlife observation and photography, and environmental education and interpretation. We will review and update the CCP at least every 15 years in accordance with the Refuge Administration Act.

Habitat management activities proposed in the Draft CCP/EIS include improving the conditions of wetland, riparian, desert grassland, and shrub-steppe habitats, with emphasis on removing feral animals, reducing invasive species, reducing encroachment of western juniper, and where feasible, restoring fire to improve habitat diversity and plant community succession.

Public-use management actions proposed in the Draft CCP/EIS include expanding and improving trails, signs, campgrounds, and visitor contact facilities for wildlife observation and photography, sport fishing, and hunting; continuing fishing and hunting coordination with the States; improving information available to all visitors; formally designating authorized motorized vehicle routes; and reducing illegal activities.

#### **Background**

Sheldon Refuge encompasses approximately 575,000 acres primarily in northwestern Nevada, but includes a small portion within south-central Oregon. Originally established to protect and conserve the American pronghorn, the Refuge provides important habitat for a variety of wildlife, including greater sage-grouse, pygmy rabbit, American pika, mule deer, California bighorn sheep, Sheldon tui chub, and a variety of migratory birds, including shorebirds, raptors, and passerines. Habitat types found on the Refuge are primarily shrub-steppe uplands, but also include important springs and spring brooks, basalt cliffs and canyons; emergent marshes; juniper, mountain mahogany, and aspen woodlands; and desert greasewood flats.

The purpose of the CCP is to fulfill the purposes for which the Refuge was established and to provide reasonable, scientifically-grounded guidance for improving the Refuge's shrub-steppe, riparian, wetland, and cliff-talus habitats for the long-term conservation of native plants and animals, endemic fish, and migratory birds while providing high-quality public-use programs for hunting, fishing, wildlife observation, photography, and environmental education and interpretation. The Draft CCP/EIS