

# CLASSIFIED ADVERTISING

## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

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### DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

# Bid openings for HUD properties. Now is your chance to take advantage of excellent real estate values.

#### IMPORTANT INFORMATION

Purchasers interested in a HUD-acquired property must contact a Real Estate Broker/Agent of your choice to see or bid on any properties listed. Purchasers 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 to submit to HUD, certification of these funds having been received.

**BIDS RECEIVED UNTIL 3:30 PM, Monday, July 3, 1989**

**BID OPENING 1:00 PM, WEDNESDAY, July 5, 1989**

**BID OPENING LOCATION:** Las Vegas Board of Realtors, 1750 E. Sahara, Las Vegas, NV.

HUD reserves the right to withdraw any property from this Listing prior to Bid Opening. For further instruction on procedures, Real Estate Brokers/Agents are to refer to the Broker's Information package (BIP) which is the "GREEN" handbook.

**SUBMIT ALL SEALED BIDS TO THE LAS VEGAS HUD OFFICE.**

**ESCROW PERIOD WILL BE 45 DAYS— ALL TRANSACTIONS—NO EXCEPTIONS**

#### NOTICES

HUD WILL NO LONGER ANNOUNCE THE APPARENT HIGH BIDDER at the time of the Bid Opening. The HUD Official opening the bids will only read them and they will be recorded and brought back to the HUD Office for analysis. The WINNING BIDDER will be called the following day.

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 AM EACH DAY UNTIL SOLD OR RELISTED. THE LAST DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY BEFORE 9:00 AM FOR THE PREVIOUS WEEK'S LISTING.

PUD • Planned Unit Development CONDO • Condominium  
LBP • Property may contain lead base paint NIA • No Investor Allocation

HOA • Homeowner's Association. HOA dues are in addition to monthly payments.

CS • May have Crack 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.

#### THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURANCE AVAILABLE.

BID NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED OFFER PRICE	BR/BA	GARAGE	REMARKS
<b>LAS VEGAS</b>							
1.	332-154970-7-734	509 N. 28th #B	89101	36,000	2/2	No	CONDO HOA NIA
2.	332-161099-203	6305 Arlington Ave.	89107	82,600	3/2	CP	LBP
3.	332-108812-203	133 Bel Port Dr.	89110	42,680	1/1	CP	PUD HOA
4.	332-146555-7-203	2851 Calle Del Oro	89120	69,000	2/2½	Yes	LBP PUD HOA
5.	332-165074-1-203	1735 Divinity St.	89122	68,000	2/2	Yes	
6.	332-145783-3-703	3309 El Cortez Ave.	89102	87,200	3/2	Yes	LBP
7.	332-134416-234	5093 Eldora Ave. #4	89102	64,000	2/2	CP	CONDO HOA NIA
8.	332-154392-0-203	5309 Holmby Ave.	89102	74,500	3/2	No	LBP
9.	332-154044-8-703	500 S. Jones Blvd.	89107	75,600	3/2	No	LBP
10.	332-101904-203	804 Mallard St.	89107	81,300	3/2	Yes	
11.	332-120512-245	6713 Megan Ave.	89108	76,700	3/2	Yes	
12.	332-142051-5-703	132 Minnesota St.	89107	77,400	3/2	No	LBP
13.	332-116964-203	4859 Mt. Valley Rd.	89121	97,500	4/3	Yes	LBP HOA
14.	332-091174-203	2484 Paradise Vlg Wy	89120	63,000	3/1½	CP	LBP PUD HOA
15.	332-112185-203	5638 Reuben St.	89110	65,500	3/2	Yes	
16.	332-096869-203	2005 E. St. Louis Av	89104	69,500	4/2	No	LBP
17.	332-101399-234	4540 Sparky Dr. #C	89102	47,500	2/2	CP	CONDO HOA
18.	332-168546-8-234	4600 Swenson Av #261	89109	27,600	1/1	No	LBP CONDO HOA LBP NIA
19.	332-118049-203	4770 S. Topaz St #88	89121	40,500	1/1	No	LBP PUD HOA LBP
20.	332-167261-6-703	4771 E. Yuma Ave.	89104	76,000	3/2	No	
<b>NORTH LAS VEGAS</b>							
21.	332-113473-203	2715 Joust Pl.	89030	51,500	3/2	Yes	LBP
22.	332-169689-7-203	2121 Lawry Ave.	89030	22,000	2/1	CP	LBP
<b>HENDERSON</b>							
23.	332-146437-0-203	611 Overland Dr.	89015	84,500	3/2	Yes	LBP
24.	332-079169-203	199 Westminster Av AKA 701 Center St.	89015	69,500	6/4	CP	LBP DUPLEX