

CLASSIFIED ADVERTISING

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

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Las Vegas, NV 89119-6516

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 31, 1989

BID OPENING 1:00 PM, Tuesday, August 1, 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 9:00AM 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.



EQUAL HOUSING
OPPORTUNITY

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
LAS VEGAS							
1.	332-118441-203	380-382 15th St. N.	89101	49,500	4/2	No	LBP DUPLEX
2.	332-154970-7-734	509 28th St. N. "B"	89101	36,000	2/2	No	CONDO HOA NIA
3.	332-070281-265	953 Blankenship Ave.	89106	24,500	4/1 1/2	No	LBP
4.	332-134214-234	2221 W. Bonanza U-91	89106	23,500	0/1	No	CONDO HOA NIA
5.	332-120508-203	2976 E. Calle Grande	89120	68,000	1/1 1/2	Yes	LBP PUD HOA
6.	332-155328-3-203	5904 Carmel Way	89108	81,300	3/2	Yes	
7.	332-141978-5-796	6256 Carmen Blvd.	89108	83,700	3/2	Yes	
8.	332-141042-2-203	1577 S. Christy Ln.	89122	69,500	3/2 1/2	Yes	
9.	332-153134-4-703	4474 Cleveland St.	89104	84,000	3/2	No	LBP
10.	332-140247-8-734	4054 Crete Ln. #6-C	89103	85,500	2/2	CP	CONDO HOA NIA
11.	332-172389-0-203	3090 Hebard St.	89121	74,500	3/2	CP	LBP
12.	332-077472-203	1018 I Street	89106	24,300	2/1	No	LBP
13.	332-115986-203	3595 Indios Av.	89121	55,000	3/2	Yes	LBP
14.	332-110181-203	1661 Lamont St.	89115	116,000	8/4	No	4-PLEX
15.	332-172191-0-203	4221 Montebello Ave.	89110	57,500	3/2	Yes	LBP
16.	332-123266-203	4033 Overbrook Dr.	89108	74,700	2/2	Yes	
17.	332-117253-261	808 Parkhurst St.	89110	62,500	4/2	Yes	
18.	332-117933-596	4320 S. Pinegrove	89117	58,500	3/2	Yes	LBP
19.	332-091047-203	5267 San Anselmo St.	89120	64,500	3/2	CP	LBP
20.	332-131290-203	3709 San Bernardino	89102	75,000	3/2	Yes	LBP
21.	332-161102-2-203	4979 Saratoga Cir.	89120	73,500	3/2	No	LBP
22.	332-101098-234	3273 Savalli St. "C"	89102	48,000	2/2	CP	CONDO HOA NIA
23.	332-172227-1-703	4920 Stanley Ave.	89115	120,500	8/4	No	4 PLEX
24.	332-118049-203	4770 S. Topaz St. #88	89121	39,750	1/1	No	LBP PUD HOA
25.	332-145347-203	3313 Turquoise Rd.	89108	66,700	3/2	Yes	LBP
26.	332-121759-203	7316 Vireo Dr.	89117	59,500	2/2	No	