

# 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 not 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, AUGUST 7, 1989**

**BID OPENING 1:00 PM, Tuesday, August 8, 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 the bids and they will be recorded and brought back to the HUD Office 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 PRICE	BD/BA	GARAGE	REMARKS
<b>LAS VEGAS</b>							
1.	332-131198-703	6716 Accent Ct.	89108	92,700	3/2	Yes	
2.	332-097136-203	6340 Alta Dr.	89107	75,300	3/2	Yes	LBP
3.	332-123802-203	3620 Amazon Ave.	89110	69,500	6/2	Yes	
4.	332-131029-203	5750 Blue Sea St.	89110	64,500	3/2	Yes	
5.	332-121088-561	1070 Bombay Ct.	89110	83,000	4/2	Yes	
6.	332-135336-796	8145 Bridle Path Wy.	89128	76,900	2/2	Yes	
7.	332-163301-1-703	1505 Cobb Ln.	89101	110,000	8/4	No	4-PLEX
8.	332-100423-203	3822 Connie Ave.	89115	48,500	3/2	No	LBP
9.	332-155244-6-203	601 Garrison St.	89107	65,300	4/2	No	LBP
10.	332-136586-8-703	5956 Great Falls Ave.	89110	99,500	3/2	Yes	
11.	332-160394-5-203	1201 I Street	89106	37,000	2/1	No	LBP
12.	332-120903-203	5800 Iris Ave.	89107	77,600	3/2	No	LBP
13.	332-094530-203	1316 Jefferson Ave.	89106	52,000	3/2	Yes	
14.	332-120907-203	3989 Karen Ave.	89121	53,000	3/2	No	LBP
15.	332-100205-203	1836 Kassabien Ave.	89104	69,500	4/2	No	LBP
16.	332-123014-203	2229 La Harve Dr.	89106	49,300	3/2	No	LBP
17.	332-159142-703	5328 Lake Mead Blvd.	89108	100,500	3/3	CP	
PURCHASER'S NOTE: This property will be effected by right-of-way extension executed by City of North Las Vegas effecting front property line. Map available at HUD Office. Property has septic, zoned horses.							
18.	332-145464-7-203	257 Lamb Blvd. N "A"	89110	45,000	2/2	No	
19.	332-191504-5-203	449 Lamb Blvd N, 12H	89110	41,500	2/2	No	PUD HOA
20.	332-132911-703	4301 Maneilly Dr.	89110	42,500	2/1	CP	PUD HOA
21.	332-114480-203	840 Mantis Wy, #4	89110	35,000	2/1	No	PUD HOA
22.	332-100707-245	4607 Mill Valley Dr.	89120	35,000	2/1	Yes	LBP PUD HOA
23.	332-130464-203	4300 Moonlight Dr.	89110	64,000	3/2	CP	LBP PUD HOA