

# 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 14, 1989**

**BID OPENING 1:00 PM, Tuesday, August 15, 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
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#### LAS VEGAS

1.	332-179427-3-203	721 17th St. N.	89101	56,000	3/2	NO	LBP
2.	332-179269-2-703	233 20th St. N.	89101	49,500	3/2	NO	LBP
3.	332-108812-203	133 Bel Port Dr.	89110	41,500	1/1	CP	PUD HOA
4.	332-151783-5-203	6444 Bristol Way	89107	69,700	3/2	NO	LBP
5.	332-168755-4-703	7048 Burcot Ave. #53	89115	57,000	2/1 1/2	CP	PUD HOA
6.	332-139574-5-203	6564 Burgandy Way	89107	67,300	3/2	NO	LBP
7.	332-136536-9-203	3009 Carnelian St.	89121	84,000	4/2	YES	LBP
8.	332-183400-2-703	3509 Polage Dr. #3	89110	41,500	2/2	NO	PUD HOA
9.	332-110804-203	3529 Polage Dr. #3	89110	35,500	2/1	NO	PUD HOA
10.	332-187291-3-703	4016 Grasmere Ave.	89121	83,000	2/2	YES	PUD HOA
11.	332-078679-270	6108 Halifax Cir.	89128	64,700	3/2	LBP	
12.	332-183041-4-703	1016 Hassett Ave.	89104	43,500	2/1	CP	LBP
13.	332-121402-245	824 Hedgeway #4	89110	37,500	2/1	NO	PUD HOA
14.	332-013028-203	5712 Heron Ave.	89107	65,700	3/2	YES	LBP
15.	332-134087-234	4955 Jeffreys S. #116	89119	31,000	1/1	NO	CONDO HOA NIA
16.	332-096021-203	1516 Lucilee St.	89101	62,500	3/2	YES	LBP
17.	332-114462-266	825 Mantis Way #2	89110	40,500	2/2	NO	PUD HOA
18.	332-122196-570	3836 Marshall Cir.	89108	98,700	2/2 1/2	YES	
19.	332-105309-203	3961 Olive St.	89104	69,500	4/2	YES	LBP
20.	332-112978-203	2205 Tall Pine Dr.	89108	56,600	2/1	YES	PUD HOA
21.	332-120687-203	7111 Valley View S.	89118	95,000	3/2 1/2	YES	
22.	332-139826-5-234	2341 Wooster Cir. #B	89108	45,900	2/1 1/2	CP	CONDO HOA NIA

#### NORTH LAS VEGAS

23.	332-127953-203	3448 College View Ct.	89030	125,000	8/4	NO	4PLEX
24.	332-190453-7-203	2537 Crawford St. N.	89030	81,900	8/4	NO	LBP 4PLEX
25.	332-067933-203	816 Orr Ave.	89030	125,000	8/4	NO	4PLEX
26.	332-107897-203	3502 Rio Robles #A	89030	31,000	2/2	CP	CONDO HOA NIA
27.	332-107888-203	3512 Rio Robles #D	89030	29,800	2/2	CP	HOA NIA
28.	332-107875-203	3516 Rio Robles #C	89030	31,000	2/1 1/2	CP	CONDO HOA NIA
29.	332-107875-203	3524 Rio Robles #C	89030	30,900	2/1 1/2	CP	CONDO HOA NIA
30.	332-119452-203	2724 Ventura Way	89030	41,000	2/1	NO	LBP

#### HENDERSON

31.	332-135812-9-203	110 Ayesha Ln.	89015	76,000	2/2	YES	
32.	332-110892-203	1604 Chesterfield Av.	89015	66,500	2/2	YES	
33.	332-095053-270	227 Fullerton Ave.	89015	59,000	4/2	YES	
34.	332-121132-203	782 Heritage Vista	89015	65,000	2/2	YES	PUD HOA

**THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH**

BIP NO.	CASE NUMBER	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BD/BA	GARAGE	REMARKS
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#### LAS VEGAS

35.	332-129386-534	245 18th St. N. #D	89101	33,900	2/2	CP	CONDO HOA
36.	332-093200-203	4565 El Tovar Ave.	89115	43,000	4/2	NO	LBP SD
37.	332-085495-203	1404 Francis Ave.	89104	65,000	2/1	NO	LBP CS