

# 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 21, 1989

Bid Opening 1:00 PM, Tuesday, August 22, 1989

**BID OPENING LOCATION: LAS VEGAS BOARD OF REALTORS, 1750 E. Sahara, Las Vegas, NV**

**NOTICE: Training Session to follow Bid Opening on August 29, 1989.**

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.	332-118441-203	380/382 15th St. N.	89101	48,000	4/2	NO	DUPLEX LBP
2.	332-154970-7-734	509 28th St. N.#B	89101	36,000	2/2	NO	CONDO HOA NIA
3.	332-115560-203	114 Bel Port Dr. AKA 110 Bel Port #4	89110	39,000	1/1½	CP	PUD HOA
4.	332-070281-265	953 Blankenship Ave.	89106	24,500	4/1½	NO	LBP
5.	332-134214-234	2221 Bonanza W. #91	89106	23,500	0/1	NO	CONDO HOA NIA
6.	332-120508-203	2976 Calle Grande E.	89120	68,000	1/1½	YES	PUD HOA LBP
7.	332-155328-3-203	5904 Carmel Way	89108	81,300	3/2	YES	LBP
8.	332-155698-2-703	3780 Clear Lake Ct.	89115	60,000	4/2	NO	LBP
9.	332-153134-4-703	4474 Cleveland St.	89104	79,800	3/2	NO	LBP
10.	332-102788-203	4318 Cloverdale Av.	89121	50,000	4/1	NO	LBP
11.	332-097956-0-203	4021 Colusa Cir.	89110	48,500	3/1	CP	LBP
12.	332-123655-203	313 Fox Cir.	89107	80,500	4/2	NO	LBP
13.	332-131227-703	4344 Fox Point Dr.	89108	75,700	2/2	CP	LBP
14.	332-117839-203	6335 Gunderson Blvd.	89103	69,500	3/2	YES	LBP
15.	332-112343-203	1221 Mews Lane	89101	40,000	2/1½	YES	PUD HOA
16.	332-123266-203	4033 Overbrook Dr.	89108	74,700	2/2	YES	LBP
17.	332-083289-203	4233 Park Ct.	89110	52,380	2/2	YES	PUD HOA
18.	332-119376-203	4733 Prima Vera St.	89122	52,500	2/2	YES	PUD HOA
19.	332-118220-703	855 Rhinegold Way	89110	45,000	2/1½	CP	PUD HOA
20.	332-173599-0-703	1948 Russell Rd. E.	89119	72,000	3/2	YES	LBP
21.	332-145347-5-203	3313 Turquoise Rd.	89108	66,700	3/2	CP	LBP
22.	332-093974-203	2454 Winterwood Blvd.	89122	88,000	3/2	NO	LBP
<b>NORTH LAS VEGAS</b>							
23.	332-124061-203	2641 Bello Drive	89030	43,000	4/1½	NO	LBP
24.	332-138612-6-203	3421 Carey Ave.	89030	54,700	3/2	YES	LBP
25.	332-113811-203	3417 Civic Ct. Dr #A	89030	25,200	3/2	NO	PUD HOA
26.	332-105782-203	3407 Diana Dr.	89030	42,000	3/2	YES	LBP
27.	332-078108-203	508 Judson Ave.	89030	34,100	3/1	NO	LBP
28.	332-124833-561	3820 Kellogg Ave.	89030	64,700	3/2	YES	LBP
29.	332-090308-203	3535 Mercury St. #C	89030	23,400	3/1½	NO	PUD HOA LBP
30.	332-073283-203	726 Nelson St. #B	89030	20,000	4/1½	NO	PUD HOA LBP
31.	332-096603-203	3508 Nipper St.	89030	40,800	3/1½	NO	LBP
32.	332-105685-203	2813 Reynolds Ave.	89030	55,000	3/2	NO	LBP
33.	332-089084-203	2604 Seven Pines Pl.	89030	42,300	3/2	YES	LBP
34.	332-114223-203	4405 Shady Hollow Av.	89030	92,400	3/2	YES	LBP
35.	332-090231-203	2736 Soledad Way	89030	43,800	3/2	NO	LBP
36.	332-153150-2-203	2604 Spear St.	89030	37,700	2/1	NO	LBP
37.	332-147848-8-203	3008 St. George #H	89030	30,000	2/2	CP	PUD HOA
38.	332-149244-4-731	2113 Sun Ave. #B	89030	35,000	2/2	CP	PUD HOA
<b>HENDERSON</b>							
39.	332-123960-203	231 Kirk Ave.	89015	61,000	3/2	NO	LBP