

# CLASSIFIED ADVERTISING

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

1500 E. Tropicana Ave., Suite 205

Telephone No. (702) 388-6331

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 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, MAY 7, 1990**  
bid opening 1:00 PM, MAY 8, 1990

**BID OPENING LOCATION: LAS VEGAS BOARD OF REALTORS, 1750 E. SAHARA**

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**

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.	332-158512-6-203	6325 Alta Dr.	89107	81,900	4/3	NO	LBP
2.	332-130144-203	6737 Bremerton Cr.	89107	108,000	4/2	YES	
3.	332-098174-270	4848 S. Ashbrook Pl	89117	105,000	3/2½	YES	LBP
4.	332-151719-0-703	2939 Carmelian St.	89121	89,000	3/2	YES	LBP
5.	332-095190-203	200 Celia Place	89128	94,000	3/2	YES	
6.	332-126774-203	6214 Don Gasper	89108	68,000	3/2	NO	
7.	332-117141-261	6636 Escalon Dr.	89108	67,000	2/1	YES	
8.	332-168634-703	8632 Portofino Ct.	89117	118,000	3/2	YES	
9.	332-098178-203	4743 Rita Dr.	89121	65,000	3/2	YES	LBP

#### NORTH LAS VEGAS

10.	332-133733-203	1816 Brand St.	89030	59,500	3/2	NO	LBP
11.	332-088127-203	2520 Bulloch St #B	89030	20,800	3/1½	NO	LBP
12.	332-119360-203	2112 Comet Ave #D	89030	22,100	2/2	NO	
13.	332-119371-203	2117 Mars #A	89030	25,500	3/2	NO	
14.	332-103298-203	2200 Statz St.	89030	86,500	8/4	NO	4-PLEX

#### BLUE DIAMOND

15.	332-118255-203	18 Allegro St.	89004	79,500	2/1	NO	LBP
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**THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH**

#### LAS VEGAS

16.	332-104650-0-203	1706 Brokenwood Ct	89115	62,500	4/2	NO	LBP
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NOTE: Possible defective slab.