

# 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, JULY 9, 1990**

**BID OPENING 1:00 PM, JULY 10, 1990**

**BID OPENING LOCATION: 1500 E. TROPICANA BLVD,  
SUITE 205**

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.	332-169985-8-203	1801 Cochran St	89104	75,000	3/2	CP	
2.	332-138351-703	4325 W. Lake Mead Bl	89108	76,600	4/2	YES	LBP
3.	332-132635-203	516 N. Laughlin Wy	89110	76,000	3/2	YES	
4.	332-114991-203	4221 Middlesex	89110	131,000	8/4	NO	4-PLEX NOTE: Some units are occupied
5.	332-165534-703	6912 Senton Ave	89108	92,000	3/2½	YES	
6.	332-158117-6-203	4325 Shalimar Ave	89115	68,500	2/2½	YES	
7.	332-116473-261	5531 Wayside Court	89122	87,500	3/2½	YES	

#### NORTH LAS VEGAS

8.	332-188263-8-503	2525 Harewood Ave	89030	45,500	3/2	YES	LBP
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#### HENDERSON

9.	332-123815-203	179 Metropolitan Ave	89015	64,500	3/2	NO	LBP
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#### PARUMPH

10.	332-097186-203	Star Route Box 5690 AKA: W. Tough Girl Rd NOTE: 2.4 Acres	89041	58,000	3/2	NO	LBP
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**THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS ALL CASH**

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

11.	332-063204-221	892 Balzar Ave	89106	22,300	4/1½	NO	LBP
12.	332-081256-203	217 W. Cleveland Ave	89104	53,000	2/2	NO	LBP
13.	332-164956-2-203	620 Pioneer St	89107	69,000	3/2	YES	CS LBP