

# CLASSIFIED ADVERTISING

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

1500 E. Tropicana Ave., Suite 205

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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.

**BID OPENING 1:00 PM, AUGUST 21, 1990**

**BID OPENING LOCATION:**

**1500 E. TROPICANA BLVD., SUITE 205**

**NOTICE: TRAINING SESSION WILL FOLLOW BID OPENING**

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**

**LRP -- 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.	332-119140-203	6508 Aberdeen Ln	89107	90,000	3/2	YES	LBP
2.	332-089180-203	5415 Bridgette Wy	89122	76,500	4/2	YES	
3.	332-095276-203	200 Celia Place	89128	94,000	3/2	YES	
4.	332-090128-203	4960 E. California	89104	87,500	3/2	NO	
5.	332-094772-203	2340 Canfield Dr #B	89108	48,000	2/1½	CP	LBP
6.	332-094810-270	6317 Garwood Ave	89107	78,600	4/3	NO	LBP
7.	332-136952-703	6447 Ironbark Lane	89107	61,700	2/2	CP	PUD HOA LBP
8.	332-165652-8-203	1400 Jimmy St	89106	42,000	3/1½	YES	LBP
9.	332-163889-4-703	4024 Ogden Ave	89110	75,000	3/2	YES	
10.	332-138841-2-703	1800 Palo Alto Cir	89108	84,000	3/2	YES	
11.	332-192071-3-703	3758 Ponderosa St	89115	63,000	3/2	YES	LBP
12.	332-1192940-503	1490 Sloan Lane	89122	69,000	3/2	YES	
13.	332-157933-0-203	805 N. Torrey Pines	89107	71,000	3/2	YES	LBP
14.	332-094654-203	3537 Villa Knolls	89120	53,000	2/1½	CP	PUD HOA LBP
<b>NORTH LAS VEGAS</b>							
15.	332-124047-203	3520 Berg St	89030	44,500	4/2	CP	LBP
16.	332-184249-3-534	3301 Civic Ct Dr#5E	89030	21,500	3/1½	NO	CONDO HOA NIA LBP
17.	332-164604-4-203	2425 Daley Ave	89030	78,000	8/4	NO	
18.	332-179109-703	2821 Emmons Ave	89030	54,500	3/2	NO	LBP
19.	332-081244-203	3016 Harewood Ave	89030	40,750	3/1	NO	LBP
20.	332-069672-203	1412 Helen Ave	89030	31,600	3/2	YES	LBP
21.	332-154411-203	3212 Mary Dee Ave	89030	107,000	8/8	NO	4-PLEX
22.	332-093805-203	8 Rose Circle	89030	48,000	4/2	NO	DUPLEX
<b>HENDERSON</b>							
23.	332-134970-203	2351 Red Willow Ave	89015	96,000	3/2	YES	