



**HOUSING & URBAN DEVELOPMENT (HUD)
FEDERAL HOUSING ADMINISTRATION
NOTICE TO REAL ESTATE BROKERS**

The following properties are being offered for sale. A \$200 earnest money deposit will be required with submission of Sales Contract regardless of type of sale or loan amount. Balance of down payment due, if any, will be collected at closing. Amounts offered above the minimum offering price are to be included in the down payment as a larger investment in the property. OFFERS TO PURCHASE MUST BE IN INCREMENTS OF \$50 ABOVE THE STATED MINIMUM. Review of offers will take place in our Las Vegas office on:
FRIDAY, JANUARY 24, 1975 at 11:00 AM
and position will be established by the best offer procedure explained in detail in our HUD Letter 74-2, dated April 9, 1974. ALL OFFERS ARE TO BE SUBMITTED IN SEALED ENVELOPES WITH THE PROPERTY ADDRESS AND DATE REVIEW IS SCHEDULED ON THE OUTSIDE. Terms listed not available to investors if insured financing requested. Subject to error

The following properties have been repaired and are being offered with FHA insurance and warranty.

332-046516-235	* 123 E. Van Wagonen, HND	\$20,900	HB-1	3	1 1/2
332-046550-235	* 231 E. Van Wagonen, HND	20,900	HB-1	3	1 1/2
332-046557-235	* 219 E. Van Wagonen, HND	19,850	HB-1	3	2
332-046002-221	* 245 E. Van Wagonen, HND	20,900	HB-1	3	1 1/2
332-046580-235	* 325 E. Van Wagonen, HND	20,900	HB-1	3	1 1/2
332-046591-221	* 347 E. Van Wagonen, HND	20,900	HB-1	3	1 1/2

* 235 Funding Available on these properties. Each of these properties are subject to Homeowners' Association dues in the amount of \$32 per month in addition to regular monthly mortgage payment.

The following properties are being offered AS IS with insured financing and warranty. If there are any items that will be installed by HUD, with no cost to the purchaser at move-in a list will be found in the kitchen.

332-029668-235	3701 Canoga, NLV	\$22,600	I-1	4	1 1/2
332-028829-235	1915 Cartier, NLV	23,400	IB-1	4	1 3/4
332-028454-235	1300 Coldstream, LV	21,450	HB-1	3	2
332-028873-203	3300 Crawford, NLV	19,850	HB-1	3	1 1/2
332-029774-235	4298 Denning, LV	20,600	HB-1	3	1
332-041795-221	1904 Fay Boulevard, LV	23,400	HB-1	3	1
332-039284-221	1413 Lenwood, NLV	20,900	HB-1	3	1
332-039709-235	4687 Newton, LV	22,600	I-1	3	1
332-030083-235	5047 Orinda, LV	24,000	IB-1	4	2
332-031444-235	3708 Orr, NLV	22,250	I-1	4	1 1/2
332-041570-221	* 3205 E. Owens, LV	19,250	HB-1	4	2
332-028033-203	2488 San Felipe St., NLV	22,450	I-1	3	2
332-033338-221	2525 San Felipe St., NLV	22,200	HB-1	3	1 1/2
332-031467-235	5265 Saratoga, LV	23,000	I-1	4	2
332-036661-221	4676 Sheppard, LV	22,400	I-1	4	1 3/4
332-028021-203	2236 Theresa, LV	21,800	I-1	3	2
332-036396-221	3508 Webb, NLV	19,250	HB-1	4	2

The following properties have been previously listed. These properties have been repaired and are being sold with insured financing and warranty. All offers will be accepted on a First Come, First Served basis.

332-043533-221	3601 Belmont, NLV	\$18,500	H-1	2	1
332-033840-235	3520 Berg, NLV	22,000	I-1	4	2
332-033841-235	3524 Berg, NLV	22,000	I-1	4	2
332-033830-235	3528 Berg, NLV	21,000	HB-1	4	2
332-034037-235	2261 Cartier Ave., NLV	21,350	HB-1	3	1 3/4
332-046582-235	2715 Cowan, NLV	22,000	I-1	4	2
332-033826-235	2719 Cowan, NLV	22,000	I-1	4	2
332-037727-221	* 2125 Harvard St., NLV	20,500	HB-1	3	1
332-028150-203	** 2689 Heritage, LV	38,000	VB-1	2	2
332-034119-235	*** 816 A. Nelson Ave., NLV	19,950	CB-1	3	1 1/2
332-028183-235	* 3515 Orinda, NLV	19,900	H-1	2	1
332-028188-235	* 3516 Orinda, NLV	19,900	H-1	2	1
332-027048-235	* 1212 Toledo St., HND	20,800	HB-1	4	2
332-046511-235	** 113 E. Van Wagonen St., HND	16,850	GB-1	1	1
332-046514-235	** 119 E. Van Wagonen St., HND	19,850	H-1	2	1
332-046544-235	** 215 E. Van Wagonen St., HND	19,850	H-1	2	1
332-046533-235	** 217 E. Van Wagonen St., HND	19,850	H-1	2	1
332-046575-235	** 307 E. Van Wagonen St., HND	19,850	H-1	2	1
332-038108-203	701 No. 17th St., LV	28,000	LB-1	3	2
332-025503-203	716 No. 17th St., LV	28,000	LB-1	3	2

* 235 Funding Available on these properties.
** 2689 Heritage, LV is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.
*** 816 A. Nelson Ave., NLV is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment. 235 Funds Available.
xx All properties on E. Van Wagonen Street are subject to Homeowners' Association dues in the amount of \$32 per month in addition to regular monthly mortgage payment.

The following properties have been previously listed and are being offered AS IS with insured financing and warranty. If there are any items that will be installed by HUD with no cost to the purchaser at move-in, a list will be found in the kitchen. All offers will be accepted on a First Come First Served basis.

332-023570-235	4368 Arnel Ct., LV	\$22,350	I-1	4	2
332-030032-235	3017 Arrowhead, NLV	21,850	I-1	3	1
332-026973-235	2829 Barr Ave., NLV	19,550	H-1	3	1
332-030831-221	813 Bartlett, NLV	19,150	H-1	3	1
332-033914-235	3504 Basilar, NLV	20,750	HB-1	4	2
332-030954-203	3604 Blue Lake Ave, NLV	22,000	I-1	3	2
332-046710-221	6304 Bristol Way, LV	24,400	IB-1	3	1
332-042002-235	1904 W. Carey Ave., NLV	19,050	H-1	3	2
332-041999-235	1916 W. Carey, NLV	19,150	H-1	3	2
332-040317-221	915 Cartier, NLV	20,050	HB-1	4	2
332-028831-235	1923 Cartier, NLV	21,050	HB-1	4	2
332-033961-235	3846 Cartier, NLV	20,850	HB-1	4	2
332-023988-203	3509 E. Cartier, NLV	19,900	H-1	2	1
332-031122-235	3589 Clear Lake, NLV	21,750	I-1	3	2
332-027230-235	2324 Colebrook, LV	19,350	H-1	2	1
332-034463-221	3824 Connie Ave., NLV	21,750	I-1	4	1 1/2
332-041726-235	3715 Canoga Ave., LV	21,750	I-1	4	1 1/2
332-040672-235	3003 Crawford, NLV	21,650	HB-1	3	2
332-034067-235	3129 Crawford, NLV	21,650	HB-1	3	2
332-028591-235	3315 Crawford, NLV	21,550	HB-1	4	2
332-041773-221	3509 Cypress, NLV	20,900	HB-1	3	1
332-039910-235	301 Duchess, NLV	21,650	HB-1	4	2
332-032977-235	4536 E. Tovar Ave., LV	22,050	I-1	4	2
332-038072-203	* 3770 Fairlane Ave., LV	35,700	U-1	2	2
332-023399-235	1407 Ferguson Av., NLV	21,350	HB-1	4	2
332-039420-203	* 3435 Garden Drive, LV	37,250	I-1	3	2 1/2
332-026700-235	3586 Gosan, NLV	20,150	HB-1	3	1
332-037584-235	3834 Haddock, LV	23,900	IB-1	4	2
332-032434-235	3000 Harewood Ave., NLV	20,850	HB-1	3	1
332-026448-203	2133 Hightree, NLV	22,250	I-1	4	2
332-044477-235	617 Holland Ave., LV	18,000	GB-1	3	1
332-041034-221	2912 Holmes, NLV	18,150	GB-1	4	2
332-026960-235	2728 King Charles, NLV	20,100	HB-1	3	1
332-033984-203	** 4922 Larkspur St., LV	22,100	I-1	3	1 1/2
332-047312-221	1416 Lenwood, NLV	18,150	GB-1	3	1 1/2
332-037823-203	3509 Mabry, NLV	20,850	HB-1	3	1
332-026629-235	2812 Magnet, NLV	21,450	HB-1	4	2
332-028794-203	2209 Matheon St., NLV	24,100	IB-1	3	2
332-031861-235	401 Miller Ave., NLV	22,450	I-1	4	2
332-051929-221	3517 E. Nelson Ave., NLV	21,350	HB-1	3	1
332-045777-235	808 E. Owens, NLV	22,350	I-1	4	2
332-023560-235	2271 Pariva, LV	22,350	I-1	3	2
332-036168-235	4524 Penmar Circle, LV	22,550	I-1	3	2
332-036169-235	4526 Penmar Circle, LV	22,550	I-1	3	2
332-041391-235	5518 Plainview Ave., LV	21,200	HB-1	3	1 1/2
332-029672-203	3704 Roseda Cir., NLV	19,950	H-1	2	1
332-028457-235	4700 Riverbank Lane, LV	22,200	I-1	4	2
332-051510-235	2812 Samantha, NLV	20,650	HB-1	3	1
332-039979-235	2700 Sandy Lane, NLV	21,750	I-1	3	2
332-039806-235	2817 Sandy Lane, NLV	19,350	HB-1	3	1 1/2
332-033748-235	2464 San Felipe, NLV	22,550	I-1	4	2
332-033747-235	2478 San Felipe, NLV	20,250	HB-1	4	2
332-033144-235	2494 San Marcos, NLV	22,550	I-1	3	1 1/2
332-041070-203	*** 1545 Saylor Way, LV	23,150	I-1	3	1 1/2
332-031698-235	3709 Shore, NLV	21,050	HB-1	3	1
332-035799-203	4835 Tompkins, LV	29,950	HB-1	3	2
332-033838-235	3650 Timberlake, NLV	19,800	H-1	3	1 3/4
332-033302-235	3690 Timberlake, NLV	20,300	HB-1	3	1 3/4
332-036543-235	44 Armstrong Cir., HND	24,600	IB-1	4	1 3/4
332-031424-235	223 Ash, HND	19,250	H-1	3	1
332-044406-221	149 Fir, HND	21,750	H-1	3	1
332-031398-235	928 Greenwillow, HND	20,000	H-1	4	2
332-049409-221	120 Juniper, HND	20,700	I-1	4	1 1/2
332-031425-235	212 La Pas, HND	18,750	H-1	3	2
332-031446-235	213 La Pas, HND	20,350	HB-1	4	2
332-031438-235	936 Lewis Court, HND	21,500	HB-1	3	1 1/2
332-027861-235	113 Maple, HND	22,500	I-1	4	2
332-027859-235	117 Maple, HND	22,000	I-1	3	2
332-032043-203	472 National, HND	26,000	JB-1	4	1 1/2
332-044343-221	1432 Pala, HND	19,150	H-1	3	1
332-028966-235	934 Palmetto, HND	20,050	HB-1	4	2

* 3770 Fairlane Ave. and 3435 Garden Dr. are subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.
** 4922 Larkspur St. is subject to Homeowners' Association dues in the amount of \$27.50 per month in addition to regular monthly mortgage payment.
*** 1545 Saylor Way is subject to Homeowners' Association dues in the amount of \$26.00 per month in addition to regular monthly mortgage payment.
**** 934 Palmetto has a pool. There is no warranty on the pool.



Please Send Me

900 W. Bonanza Rd.
Las Vegas, Nev. 89106

LAS VEGAS VOICE

NEVADA'S BLACK COMMUNITY WEEKLY
"An Uninterrupted Publication Since 1963"

Enclosed is the sum of: (No Cash, Please)
\$7.50 (1 year)

PLEASE PRINT

NAME _____

STREET _____

CITY _____ STATE _____ ZIP _____

SIGNATURE _____



**DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD)
FEDERAL HOUSING ADMINISTRATION
NOTICE TO REAL ESTATE BROKERS
OUTSTANDING REAL ESTATE VALUES**

**TO BE SOLD AS IS, ALL CASH
NO WARRANTY, NO FHA INSURANCE**

**SEALED BIDS WILL BE ACCEPTED UP TO
4:00 P.M. MONDAY, JANUARY 27, 1975
ON THE PROPERTIES LISTED BELOW AT
THE LAS VEGAS SERVICE OFFICE, TO BE
OPENED AND REVIEWED THE FOLLOWING
DAY. SUBJECT TO ERROR.**

**IMPORTANT INSTRUCTIONS
READ CAREFULLY**

The following properties are being offered to PROSPECTIVE OWNER-OCCUPANTS ONLY. BID FORM 9551 (Offer to Purchase and Broker's Tender) must be sealed and property address and date bid opening to be placed on the outside of the envelope. HUD reserves the right to withdraw or reject any offers at its discretion prior to the close of escrow. All sales must close within 30 days from bid opening and cannot be conditioned upon future financing availability, including VA.

An earnest money deposit of \$500 will be required upon acceptance of offer. Do not submit with bid. Amounts offered above the minimum offering price must be in increments of \$50.00 above stated minimum.

All properties will be subject to outstanding instructions and regulations relative to lead based paint hazard removal, The National Environmental Policy Act, and the National Flood Insurance Program. Properties having evidence of lead based paint will be indicated by (LBP) appearing immediately in front of address. Purchaser shall be required to establish an escrow deposit in the amount of \$500 at the closing for removal of lead based paint to be released upon elimination of hazard.

Any air conditioning units, windows, frames or sliding doors that have been removed and stored by HUD will be delivered immediately after closing in as is condition. Installation will be the responsibility of the purchaser. Any known structural deficiencies or code violations will be posted in the property. HUD CANNOT GUARANTEE THERE WILL BE ANY OF THESE ITEMS ON ANY PARTICULAR PROPERTY.

CASE NUMBER	ADDRESS	MINIMUM PRICE OFFERING	BDRMS	BATHS
332-028837-235	1941 Cartier, NLV	\$16,150	4	1-3/4
332-034046-235	2317 Cartier, NLV	14,800	4	2
332-028450-235	1100 Coldstream, LV	14,550	3	2
332-040656-235	3115 Crawford St., NLV	15,400	3	2
332-034451-235	715 Gilday, NLV	15,000	4	2
332-043699-221	2617 E. Hickey, NLV	13,750	3	1
332-049854-203	509 Lance Place, NLV	13,350	3	1

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO THE PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE. THE LOCAL HUD OFFICE IS LOCATED AT 300 LAS VEGAS BLVD., SOUTH, LAS VEGAS, NEVADA.