



**DEPARTMENT OF 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. Amount 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, February 7, 1975.

and position will be established by the best offer procedure explained in detail in our HM Letter 74-2, dated April 5, 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.

CASE NUMBER	ADDRESS	MINIMUM PRICE OFFERING	CODE	BDRMS	BATHS
332-028191-235	* 3505 Nipper, NLV	\$21,000	HB-1	3	1-1/2
332-031723-235	* 3701 Shore, NLV	22,500	I-1	4	

*235 financing is available on these properties.

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.

332-037733-221	3200 E. Bartlett, NLV	\$20,750	HB-1	2	1
332-034398-221	3208 Berg, NLV	18,400	I-1	3	1
332-034835-235	3608 Bartlett, NLV	20,550	HB-1	3	2
332-030587-235	3675 Bear Creek, NLV	20,450	HB-1	3	1
332-031808-203	2620 Bello, NLV	18,350	H-1	2	1
332-034761-221	2620 Brooks, NLV	21,000	HB-1	4	1-3/4
332-034962-235	3814 Clear Lake, NLV	20,000	H-1	3	1-3/4
332-031776-203	3325 Dillon, NLV	21,050	HB-1	3	1
332-038041-221	3572 Cowan, NLV	20,350	HB-1	3	1-3/4
332-039719-203	2820 Geist Ct, NVL	20,750	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
332-033830-235	3528 Berg, NLV	21,000	HB-1	3	2
332-034037-235	2201 Cartier Ave., NLV	21,350	HB-1	3	1-3/4
332-043682-235	2715 Gowan, NLV	22,000	I-1	4	2
332-033826-235	2719 Gowan, 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
332-026359-235	** 3701 King Charles, NLV	22,500	D-1	4	1-1/2
332-034119-235	** 816 A, Nelson Ave., NLV	19,950	G-1	3	1-1/2
332-028183-235	* 3515 Orvis, NLV	19,500	H-1	2	1
332-027048-235	* 1212 Toledo St., HND	20,800	HB-1	4	2
332-046511-235xx	* 113 E. Van Wagenen St., HND	16,850	GB-1	1	1
332-046514-235xx	* 119 E. Van Wagenen St., HND	19,850	H-1	1	1
332-046516-235xx	* 123 E. Van Wagenen St., HND	20,900	HB-1	3	1-1/2
332-046542-235xx	* 215 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046533-235xx	* 237 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046557-235xx	* 245 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046573-235xx	* 307 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046591-221xx	* 347 E. Van Wagenen St., HND	20,900	HB-1	3	1-1/2
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 Wagenen 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 Armel Ct., LV	\$22,350	I-1	4	2
332-040463-235	4523 Armel Ct., LV	17,900	GB-1	2	1
332-030032-235	3017 Arrowhead, NLV	17,850	I-1	3	2
332-026973-235	2829 Bar Ave., NLC	19,550	H-1	3	1
332-030831-221	813 Bartlett, NLV	19,150	H-1	3	1
332-033914-235	3504 Baseler, NLV	20,750	HB-1	3	1-1/2
332-046707-235	2714 Bello Cir., NLV	20,450	HB-1	3	1
332-032904-235	2743 Bello Cir., NLV	20,500	HB-1	4	1-1/2
332-030594-203	3604 Blue Lake Ave., NLV	22,000	I-1	3	2
332-046710-221	6304 Bristol Way, LV	24,400	IB-1	3	1-3/4
332-032284-235	1412 Brooks, NLV	22,800	I-1	4	1-1/2
332-029668-235	3701 Canoga, NLV	22,600	I-1	4	1-1/2
332-028829-235	1915 Cartier, NLV	23,400	IB-1	3	1-3/4
332-042002-235	1904 W. Carey Ave., NLV	19,050	H-1	3	2
332-041999-235	1916 W. Carey Ave., NLV	19,150	H-1	3	2
332-040317-221	915 Cartier, NLV	20,050	HB-1	3	2
332-028831-235	1921 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	19,500	H-1	3	2
332-031122-235	3589 Clear Lake, NLV	21,750	I-1	3	2
332-028454-235	1200 Coldstream, LV	21,450	HB-1	2	1
332-027230-235	2324 Colbrook, LV	19,350	H-1	2	1-1/2
332-033465-221	3824 Conder Ave., NLV	21,750	I-1	4	1-1/2
332-044726-235	3715 Canoga Ave., LV	21,750	I-1	4	2
332-040672-235	3003 Crawford, NVL	21,650	HB-1	3	2
332-034067-235	3129 Crawford, NLV	21,650	HB-1	3	1-1/2
332-028873-203	3300 Crawford, NLV	19,850	H-1	4	2
332-028591-235	3315 Crawford, NLC	20,900	HB-1	3	1
332-041773-221	3509 Cypress, NLV	20,600	HB-1	3	1
332-029774-235	4998 Denning, LV	20,600	HB-1	4	2
332-035910-235	301 Duchess, NVL	21,650	HB-1	4	2
332-032397-235	4536 El Tovar Ave., LV	22,050	I-1	4	2
332-034469-235	2021 Englestad, NLV	21,950	I-1	4	2
332-044929-221	1004 Fay Boulevard, LV	23,400	HB-1	3	1
332-038072-203	3770 Fairlawn Ave., LV	\$5,700	U-1	2	2-1/2
332-039142-203	3435 Garden Drive, LV	37,250	H-1	3	2
332-026700-235	3586 Gowan, NLV	20,150	HB-1	3	1
332-037584-235	3834 Haddock, LV	23,500	IB-1	4	2
332-032434-235	3000 Harewood Ave., NLV	20,850	HB-1	3	1
332-049471-235	617 Holland, Ave., LV	18,000	GB-1	1	1
332-039415-221	2733 Holmes St., NLV	19,300	H-1	4	2
332-041034-221	2912 Holmes, NLV	18,150	GB-1	4	2
332-028960-235	2728 King Charles, NLV	20,100	HB-1	3	1
332-039284-221	1413 Lenwood, NLV	20,900	HB-1	3	1-1/2
332-037823-203	3509 Mabry, NLV	20,850	HB-1	3	1
332-047758-221	2628 Mamet, NLV	20,450	HB-1	3	2
332-020794-203	2409 Matheson St., NLV	24,100	IB-1	3	2
332-031602-235	1009 Marion Dr., LV	22,950	I-1	4	2
332-031861-235	401 Miller Ave., NLV	22,450	HB-1	4	2
332-051929-221	3517 E. Nelson Ave., NLV	21,350	I-1	3	1-1/2
332-033433-235	3708 Orr, NLV	22,250	I-1	4	2
332-045777-235	808 E. Owens Ave., NLV	22,350	I-1	4	2
332-023560-235	2271 Pariva, LV	22,850	I-1	4	2
332-036162-235	4584 Penmar Cir., LV	22,850	I-1	4	2
332-041391-235	5818 Plainview Ave., LV	21,200	HB-1	3	1-1/2
332-029672-203	3704 Reseda Cir., NLV	19,980	H-1	2	1
332-028457-235	4700 Riverbank Ln., LV	22,200	I-1	4	2
332-051510-235	2812 Samantha, NLV	20,650	HB-1	3	2
332-033973-235	2700 Sandy Ln., NLV	21,750	I-1	3	1-1/2
332-039886-235	2817 Sandy Ln., NLV	19,350	H-1	4	2
332-033748-235	2464 San Felipe, NLV	22,350	I-1	4	2
332-033747-235	2478 San Felipe, NLV	20,250	HB-1	4	2
332-028033-203	2488 San Felipe, NLV	22,550	I-1	3	1-1/2
332-033338-221	2525 San Felipe, NLV	22,200	HB-1	3	1-1/2
332-036661-221	4676 Sheppard, LV	22,400	I-1	3	1-1/2
332-033144-235	2494 San Marcos, NLV	22,550	I-1	3	1-1/2
332-041070-203	*** 1545 Saylor Way, LV	33,150	I-1	3	1-1/2
332-031698-235	3709 Shore, NLV	21,050	HB-1	3	1-1/2
332-035799-203	**** 4835 Tamalpais, LV	29,950	NB-1	3	2
332-033298-235	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

* 3770 Fairlawn Ave. and 3435 Garden Drive, 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.

**** 4835 Tamalpais has a pool. There is no warranty on the pool.

HUD Properties are offered for sale to qualified purchasers without regard to the prospective purchaser's race, color, religion, or national origin.

Please Send Me 900 W. Bonanza Rd. Las Vegas, Nev. 89106

A MESSAGE FOR DADDIES

Daddy, you're important. Really important. So please have a checkup once a year even if you feel great. Don't be afraid, it's what you don't know that can hurt you. Do it for you. Do it for your family.



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

Enclosed is the sum of: (No Cash, Please) (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, FEBRUARY 10, 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
332-027483-203	2308 Holly Ave., LV	\$15,300	4	1-3/4
332-022606-203	2729 Joust Place, NLV	14,600	3	1-3/4
332-033324-235	2494 Sandy Lane, NLV	16,050	4	1-1/2
332-032975-221	2729 Sarita Cir., NLV	18,950	3	2
332-032934-235	2712 Ventura Way, NLV	18,900	4	1-1/2
332-032936-235	2720 Centura Way, NLV	18,950	3	2
332-037378-203	2nd House, North side Whipple Ave., Logandale	11,750	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.