

CLASSIFIED ADVERTISING

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 contact a Real Estate Broker 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 or all bids and to waive any informality or irregularity in any bids.

Earnest money deposit equaling 5 percent of the sales price, not to exceed \$2,000 but no less than \$500, is required with each offer to purchase. NOTE: Broker to submit to HUD, certification of these funds having been received.

NOTICE: Some listed properties contain personal property, such as refrigerators, ovens and ranges. HUD assumes no responsibility for such items and will make no adjustment to any sale based upon their loss due to vandalism.

Bids received until 3:30 pm, February 3, 1987

Bid opening 1:00 pm, February 4, 1987

Bid opening will take place in the Auditorium at the Las Vegas Board of Realtors, 1820 East Sahara Ave., 2nd Floor, Las Vegas, NV.

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 Brokers Information Package (B.I.P.), which is the blue handbook.

Submit all sealed bids to the Las Vegas HUD Office. Telephone No. (702) 388-6331.

NOTICE: The Association Dues for any property requiring fees listed in this ad are deemed to be correct; however, the amounts are not guaranteed.

**THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH
FHA-INSURED FINANCING AVAILABLE.**

LAS VEGAS							
Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
1.	332-123806-203	2225 Brady Ave.	89101	\$53,000	3	2	Garage 1-4
2.	332-118542-203	3704 Briarglen Ln.	89108	\$74,000	3	2	Garage 1
3.	332-099849-270	7109 Bramble Ct.	89128	\$58,700	4	2	Garage 1

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LAS VEGAS							
Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
4.	332-133796-534	240 N. Bruce St. #A	89101	\$32,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$38.49 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
5.	332-128777-203	9020 Buffalo Dr.	89113	\$82,600	3	2	Garage 1-4
6.	332-101896-203	2021 Denby Ln.	89106	\$70,000	3	2	Garage 1
7.	332-120298-203	3205 El Morro Ave.	89101	\$37,000	3	2	Carport 1-4
8.	332-082027-203	4013 Esmeralda Ave.	89102	\$64,500	4	3	Garage 1
9.	332-127669-203	504 Frederick Ave.	89106	\$20,000	3	1	None 1
10.	332-091274-203	404 Lakehurst Rd.	89128	\$74,000	4	2	Garage 1
11.	332-125430-703	2281 N. Los Feliz St.	89115	\$61,500	2	2	Garage 1
12.	332-128678-203	3441 Monte Carlo Dr.	89121	\$60,000	3	2 1/2	Garage 1
13.	332-099186-270	5204 Pinetree St.	89122	\$58,000	3	2	Garage 1-4
14.	332-109431-235	574 "D" Roxella Ln.	89110	\$34,000	2	1	Garage 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
15.	332-129710-796	2382 N. Sabroso St.	89115	\$57,000	2	2	Garage 1
16.	332-105147-203	2771 San Vincente	89115	\$44,222	3	2	Garage 1
17.	332-129728-234	3791 Shirebrook Dr. #110	89115	\$23,000	1	1 1/2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$31.18 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
18.	332-131817-203	873 Shrubbery Ln.	89110	\$62,000	4	2	Garage 1-4
19.	332-113195-203	88 N. Sir Noble St.	89110	\$66,000	3	2 1/2	Garage 1-4
20.	332-137136-734	3709 Snorkel Cir. #3	89108	\$44,000	2	2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$52.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
21.	332-132459-203	4504 Springdale Ave.	89121	\$44,950	3	1	None 1-4
22.	332-136240-203	4232 Thom Boulevard	89130	\$82,000	4	2	None 1
23.	332-080189-203	4213 Twilight	89122	\$53,000	3	2	Garage 1-4
24.	332-141064-797	1405 E. Vegas Valley #108	89109	\$49,950	2	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$82.30 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
25.	332-126611-203	4870 Welter Avé.	89104	\$74,000	3	2	Garage 1-4
NORTH LAS VEGAS							
26.	332-125013-203	2505 Belmont St.	89030	\$39,000	4	2	None 1
NOTE: THIS IS A DUPLEX.							
27.	332-096677-203	3701 Lillis Ave.	89030	\$29,000	3	1	Carport 1-4
28.	332-114905-203	2436 St. George St.	89030	\$38,000	4	2	None 1
NOTE: THIS IS A DUPLEX.							

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