

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 13, 1987

Bid opening 1:00 pm, February 17, 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.

NOTICE: 3208 Figler and 3699 Briarcliff have been withdrawn from the bid opening of February 10, 1987. The property listed as 1317 Dolorasa is withdrawn from the bid opening of February 10, 1987, because of incorrect address. It is relisted in the ad for the bid opening of February 17, 1987, as 317 Dolorasa.

NOTICE: There is a new procedure available regarding mortgages up to \$90,000 for owner/occupant, insured sales of HUD-owned properties only. This will begin with properties listed in this ad. The downpayment for these mortgages can be as low as 3%; however, buyers that qualify for VA-FHA can only use the above-listed procedure OR VA-FHA. They cannot exercise both options at the same time.

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**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. 332-130756-703	5408 Alpine Pl.	89107	\$70,000	3	2	Garage	1
2. 332-127624-203	1425 Autumn Glen Cir.	89110	\$62,000	3	2	Garage	1-4
3. 332-126145-203	4180 Baltimore Ave.	89104	\$56,000	3	2	None	1-4
4. 332-114635-203	469 Battle Mountain	89110	\$55,000	2	2	Garage	1-4
5. 332-135525-734	2221 W. Bonanza Rd. #86	89106	\$19,000	0	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
6. 332-093285-203	6320 Bristol Way	89107	\$48,000	3	2	None	1
7. 332-111259-203	3626 S. Calmosa St.	89103	\$89,500	4	2	Garage	1
8. 332-118673-534	3240 "C" Cameron St.	89102	\$43,500	2	2	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
9. 332-120236-203	3610 Cecile Ave. #C	89115	\$102,000	8	4&1/2	None	1
NOTE: THIS IS A FOUR-PLEX.							
10. 332-139965-203	4906 Chicago Ave.	89104	\$49,000	2	2	Garage	1-4
11. 332-113107-203	62 Colbath St.	89110	\$69,000	4	2 1/2	Garage	1-4
12. 332-097238-203	3952 Comb Ct.	89104	\$57,500	3	2	None	1
13. 332-102525-203	6904 Country Ct.	89128	\$73,000	4	2	None	1
14. 332-118538-203	6116 Dayton Cir.	89107	\$60,000	3	2	None	1
15. 332-117088-203	317 N. Dolorasa St.	89110	\$62,000	4	2	Garage	1-4
16. 332-112439-203	6605 Escalon Dr.	89108	\$55,000	2	2	Garage	1
17. 332-115229-203	5471 Escondido Rd.	89119	\$65,000	2	2 1/2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$58.00 IN ADDITION TO MONTHLY PAYMENT.							
18. 332-136540-203	6760 Fallona Ave.	89115	\$63,000	3	2	Garage	1
19. 332-119012-203	805 Greenbrook	89110	\$63,000	4	2	Garage	1-4
20. 332-128852-703	3050 E. Harmon Ave.	89121	\$90,000	3	2	Garage	1
21. 332-087460-203	5108 Harmony Ave.	89107	\$53,000	3	2	Garage	1
22. 332-100513-203	5509 Heron Ave.	89107	\$50,000	3	2	Carport	1
23. 332-129757-203	6336 Hobart Ave.	89107	\$57,000	3	2	Garage	1
24. 332-117940-203	2220 Juana Vista St.	89102	\$60,000	3	2	Garage	1
25. 332-088037-203	1508 McGrail St.	89110	\$50,500	4	2	Garage	1-4
26. 332-138640-203	279 Maulding Ave.	89123	\$99,000	3	2	Garage	1-4
27. 332-106058-203	4140 Mississippi Ave.	89102	\$50,000	2	1 1/2	Carport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT.							
28. 332-099566-203	4607 Mountain Vista St.	89120	\$65,500	4	2	None	1
29. 332-088877-203	4822 Palacio Ct.	89122	\$38,000	2	2	Garage	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.							

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