

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, March 3, 1987

Bid opening 1:00 pm, March 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.

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.

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

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LAS VEGAS

Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
1.	332-113703-203	1810 N. Bartoli Dr.	89115	\$96,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
2.	332-131041-734	2221 W. Bonanza #34	89106	\$18,500	0	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
3.	332-135461-203	3757 Broadriver Dr.	89108	\$67,900	3	2	Garage 1
4.	332-132741-703	7020 Carmen Blvd.	89128	\$75,100	3	2	Garage 1
5.	332-137801-203	6045 Casa Loma	89115	\$51,500	2	2	Garage 1
6.	332-133200-203	5908 Gipsy Ave.	89107	\$58,000	3	2	Garage 1
7.	332-091274-203	404 Lakehurst Rd.	89128	\$70,300	4	2	Garage 1
8.	332-106085-203	4147 Mississippi Ave.	89102	\$49,000	2	1½	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT.							
9.	332-121046-203	1646 Marathon Dr.	89108	\$54,000	2	1½	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
10.	332-113760-270	2162 Oquendo Rd.	89119	\$67,000	4	2	None 1
11.	332-099842-234	4450 "A" Rich Ave.	89102	\$45,900	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
12.	332-115869-203	800 Sanford Ct.	89107	\$75,000	4	2¼	Carport 1
13.	332-108743-203	4432 Shalimar Ave.	89115	\$58,000	3	2	Garage 1
14.	332-125734-203	2253 Short Pine Dr.	89108	\$52,100	2	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
15.	332-137136-734	3709 Snorkey 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.							
16.	332-119440-203	1647 N. Stevens Dr.	89115	\$95,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
17.	332-120840-203	4770 S. Topaz St. #70	89121	\$38,000	1	1	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT.							
18.	332-104099-270	942 Winchester St.	89110	\$79,000	3	2	Garage 1

NORTH LAS VEGAS

19.	332-139258-703	2525 Donna "H"	89030	\$26,125	4	1½	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$38.14 IN ADDITION TO MONTHLY PAYMENT.							
20.	332-114547-203	3998 Shady Oak Dr.	89030	\$65,000	4	2	None 1
21.	332-130587-203	2400 Webster St.	89030	\$62,795	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							

HENDERSON

22.	332-108601-234	1913 Scimitar Dr.	89015	\$44,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$110.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
23.	332-147874-203	2121 Thoroughbred Rd.	89015	\$61,750	2	1½	None 1

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