

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 p.m., November 16, 1987

Bid opening 1:00 p.m., November 17, 1987

Bid opening will take place in the Council Chambers, 400 East Stewart Ave., 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 (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: No more direct offers will be accepted. You must use the services of a real estate broker/agent.

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

| Case Number | Address | Zip Code | Listed Offer Price | BR | BA | Garage | Code |
|--|----------------|-----------------|--------------------|----------|----|--------|----------|
| LAS VEGAS | | | | | | | |
| 1. | 332-122665-203 | 629 N. 12th | 89101 | \$98,000 | 8 | 8 | None 1 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | |
| 2. | 332-136554-734 | 509 N. 28th, #C | 89101 | 30,400 | 2 | 2 | None 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$70.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |

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DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Continued

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| Case Number | Address | Zip Code | Listed Offer Price | BR | BA | Garage | Code |
|---|----------------|------------------------|--------------------|---------|----|--------|--------------|
| LAS VEGAS | | | | | | | |
| 3. | 332-134013-734 | 511 N. 28th | 89101 | 27,436 | 2 | 2 | None 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$70.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 4. | 332-115694-203 | 3458 Allegheny Dr. | 89122 | 51,000 | 3 | 2 | Carport 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$27.50 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 5. | 332-127016-203 | 4528 Bingham Ave. | 89110 | 38,500 | 1 | 1 | None 1-4 |
| 6. | 332-102789-203 | 1513 Bonanza Rd. | 89101 | 51,500 | 3 | 2 | Carport 1-4 |
| 7. | 332-129400-203 | 2947 Calle Grande | 89120 | 66,000 | 2 | 1 1/2 | Garage 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$87.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 8. | 332-117867-534 | 3260 "C" Cameron | 89103 | 39,000 | 2 | 2 | Carport 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 9. | 332-101431-203 | 2713 Castlewood Dr. | 89103 | 72,500 | 4 | 1 3/4 | None 1 |
| 10. | 332-106251-270 | 1316 Chatsworth Ct. | 89122 | 64,600 | 3 | 2 | Garage 1-4 |
| 11. | 332-136568-703 | 4150 E. Cincinnati | 89104 | 65,000 | 3 | 2 | None 1 |
| 12. | 332-112295-203 | 1215 Coach Ln. | 89101 | 36,500 | 2 | 1 1/2 | Garage 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 13. | 332-125501-570 | 3700 Colfax | 89108 | 73,500 | 2 | 2 1/2 | Garage 1 |
| 14. | 332-125445-203 | 6104 Edgewood Cir. | 89107 | 61,000 | 3 | 1 1/2 | Garage 1 |
| 15. | 332-142600-703 | 4720 Elm Ave. | 89110 | 62,500 | 4 | 2 | None 1-4 |
| 16. | 332-129005-234 | 4241 Gannet Cir. #201 | 89103 | 49,250 | 2 | 1 | Carport 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 17. | 332-124000-203 | 3301 Marionette Ave. | 89101 | 40,000 | 4 | 1 | None 1-4 |
| 18. | 332-099953-270 | 1037 Howard Dr. | 89104 | 54,500 | 2 | 1 | Carport 1 |
| 19. | 332-119456-203 | 7120 Hurricane Wy. | 89128 | 65,000 | 4 | 1 1/2 | None 1 |
| 20. | 332-151814-703 | 4820 Imperial E. Ave. | 89104 | 74,000 | 3 | 2 | Garage 1-4 |
| 21. | 332-104660-203 | 449 N. Lamb Blvd. #12H | 89110 | 39,900 | 2 | 2 | Carport 1-4 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 22. | 332-100375-203 | 3674 Lone Oak St. | 89115 | 58,900 | 3 | 2 | Garage 1 |
| 23. | 332-161525-703 | 1511 Mapleleaf St. | 89122 | 67,000 | 2 | 2 | Garage 1 |
| 24. | 332-084685-245 | 3165 Marsford Pl. | 89102 | 38,500 | 3 | 1 1/2 | Garage 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 25. | 332-104067-203 | 6176 Meadowgrass Ln. | 89103 | 60,000 | 3 | 1 1/2 | Carpport 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$83.50 IN ADDITION TO MONTHLY PAYMENT. OBTAIN SECURITY GATE KEY FROM AREA MANAGER FOR ACCESS TO PROPERTY. | | | | | | | |
| 26. | 332-139594-203 | 4737 E. Montara Cir. | 89121 | 81,000 | 3 | 2 | None 1 |
| 27. | 332-104108-270 | 7271 Mountain Moss Dr. | 89117 | 74,000 | 4 | 2 | Garage 1 |
| 28. | 332-135506-296 | 1228 Osbiston Wy. | 89110 | 84,000 | 3 | 2 | Garage 1-4 |
| 29. | 332-129538-703 | 2301 Pearson Ct. | 89106 | 103,000 | 8 | 4 | None 1 |
| NOTE: THIS IS A FOUR-PLEX. ONE UNIT OCCUPIED. SALE SUBJECT TO OCCUPIED UNIT. | | | | | | | |
| 30. | 332-087163-203 | 1621 Phillips Ave. | 89104 | 59,000 | 2 | 2 | None 1 |
| 31. | 332-102225-203 | 7020 Pinedale | 89128 | 60,000 | 3 | 1 3/4 | Garage 1 |
| 32. | 332-139638-203 | 1620 Ringe Ln. | 89115 | 31,000 | 2 | 1 | None 1 |
| 33. | 332-115853-203 | 4921 Sammy Mel Dr. | 89115 | 95,000 | 8 | 4 | None 1 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | |
| 34. | 332-121254-203 | 2145 Sandy Ln. | 89115 | 66,500 | 3 | 2 | None 1-4 |
| 35. | 332-119305-234 | 2932 Siki Ct. #D | 89101 | 32,000 | 2 | 1 | None 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 36. | 332-099104-270 | 4308 Skyview Dr. | 89104 | 58,000 | 3 | 1 1/2 | Garage 1-4 |
| 37. | 332-112733-203 | 878 Slumpstone Wy. | 89110 | 43,225 | 2 | 1 1/2 | Carpport 1-4 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 38. | 332-136551-703 | 1227 Smoketree Ave. | 89108 | 54,000 | 3 | 1 1/2 | None 1 |
| 39. | 332-127024-234 | 3704 Snorkel #2 | 89108 | 40,000 | 2 | 2 | None 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 40. | 332-128087-703 | 5586 Stingaree Ct. | 89110 | 75,000 | 2 | 2 | Garage 1-4 |
| 41. | 332-138726-203 | 1100 Stoney Beach St. | 89110 | 51,000 | 3 | 2 | Garage 1-4 |
| 42. | 332-138726-203 | 1100 Stoney Beach St. | 89110 | 51,000 | 3 | 2 | Garage 1-4 |
| 43. | 332-112715-203 | 859 Stratton Ln. | 89110 | 47,000 | 2 | 1 1/2 | Carpport 1-4 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 43. | 332-114024-203 | 2261 Tall Pine Dr. | 89108 | 51,400 | 2 | 1 1/2 | Garage 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |

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