

# 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, January 19, 1987.

Bid opening 1:00 pm, January 20, 1988.

**Bid opening will take place at the Las Vegas HUD Office, 1500 E. Tropicana Avenue, Suite 205, 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
<b>LAS VEGAS</b>							
1.	332-122666-203	641 12th St.	89101	\$81,225	4	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
2.	332-139034-203	705 Antelope Wy.	89128	\$74,100	3	1 3/4	None 1
3.	332-135218-203	3720 Braewood Ave.	89120	\$84,000	4	2	Garage 1

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<b>LAS VEGAS</b>							
4.	332-116720-203	4000 Edgeford Pl.	89103	\$36,000	2	1	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
5.	332-107630-203	3632 El Camino Rd.	89103	\$85,000	4	2	Garage 1
6.	332-150909-734	3157 Espanol Dr.	89121	\$94,000	3	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$150.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
7.	332-132008-203	6306 Foothill Blvd.	89118	\$60,000	2	1	Garage 1
8.	332-129012-234	4311 Gannet Cir. #190	89103	\$40,318	1	1	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
9.	332-137246-203	809 Hedge Wy. #6	89110	\$34,675	2	1	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
10.	332-112046-203	1861 Hermosillo	89115	\$27,900	2	2	Garage 1-4
NOTE: THIS IS A MOBILE HOME PUD. HOMEOWNERS ASSOC. DUES OF \$47.00 IN ADDITION TO MONTHLY PMT.							
11.	332-117382-203	6540 Iron Bark Ln.	89107	\$66,000	2	1 1/2	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
12.	332-122960-261	6831 Judson Ave.	89115	\$68,500	3	2	Garage 1
13.	332-104624-203	445 N. Lamb #11-C	89110	\$30,435	1	1	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.							
14.	332-100375-203	3674 Lone Oak St.	89115	\$53,150	3	2	Garage 1
15.	332-124810-203	1809 N. Mallard St.	89108	\$57,000	3	2	Garage 1
16.	332-093752-203	329 Marion Dr.	89110	\$64,000	3	2	Garage 1-4
17.	332-141952-734	3682 Melonies #5	89103	\$21,668	1	1	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$88.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
18.	332-140910-203	4721 Metpark Dr.	89110	\$66,500	3	2	Garage 1-4
19.	332-119634-203	1215 Mews Ln.	89101	\$37,285	3	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
20.	332-135506-296	1228 Osbiston Wy.	89110	\$75,800	3	2	Garage 1
21.	332-108130-261	4161 Overbrook Dr.	89108	\$59,500	3	2	None 1
22.	332-099070-203	2300 Pariva St.	89110	\$44,675	3	2	Carport 1-4
23.	332-125112-541	3721 Progress Cir.	89108	\$76,261	2	2	Garage 1
24.	332-115237-203	5226 Retablo Ave.	89103	135,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX. SUBJECT TO OCCUPANCY.							
25.	332-124832-203	2913 Scarlet Oak Ave.	89104	\$52,000	3	2	None 1
26.	332-137966-703	1921 St. Lawrence Dr.	89108	\$71,725	3	1 3/4	Garage 1
27.	332-138846-703	2361 Sierra Sunrise St.	89115	\$59,375	2	2	Garage 1
28.	332-113661-203	859 Slumpstone Wy.	89110	\$46,075	2	1 1/2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
29.	332-137175-234	3701 Snorkel Cir. #3	89108	\$38,000	2	2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
30.	332-127024-234	3704 Snorkel #2	89108	\$38,000	2	2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
31.	332-095708-203	6781 Solaron Ave.	89115	\$68,500	2	2	Garage 1-4
32.	332-118225-203	894 Stainglass Wy.	89110	\$46,500	2	1 1/2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT.							
33.	332-112713-203	867 Stratton Ln.	89110	\$46,075	2	1 1/2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
34.	332-115151-203	4309 Thyme Ave.	89110	\$57,235	3	2	Garage 1-4
35.	332-125749-203	4770 S. Topaz St. #116	89121	\$39,500	1	1	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT.							
36.	332-112840-203	4625 Utah Ave.	89104	\$53,000	3	2	Garage 1-4
37.	332-059696-203	4970 Van Buren Ave.	89110	\$57,950	2	2	None 1

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