

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 may contain personal property, such as refrigerators, ovens, ranges, washers, dryers, etc. HUD ASSUMES NO RESPONSIBILITY FOR SUCH ITEMS AND WILL MAKE NO ADJUSTMENT TO ANY SALE BASED UPON THEIR LOSS DUE TO VANDALISM OR THEFT.

Bids received until 3:30 p.m., July 5, 1988

Bid opening 1:00 p.m., July 6, 1988

Bid opening will take place at the Las Vegas HUD Office, 1500 E. Tropicana Avenue, Suite 205, Las Vegas, Nevada.

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 green 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: EFFECTIVE MAY 20, 1988, ESCROW PERIOD WILL BE 45 DAYS FOR ALL TYPES OF TRANSACTIONS. NO EXCEPTIONS.

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.	332-142746-203	200 S. 28th St.	89101	\$47,000	2	1	Garage 1
2.	332-137787-203	3924 Aspencrest Dr.	89108	\$82,400	3	2	Garage 1

Continued next column

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Continued

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							
3.	332-139255-203	5920 W. Bartlett	89108	\$94,000	5	4	Garage 1
4.	332-118458-203	6441 Brushwood Ln.	89107	\$78,200	2	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
5.	332-120281-534	3270 Cameron #C	89102	\$40,000	2	2	None 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
6.	332-117097-203	378 Dolorosa St.	89110	\$63,000	4	2	Garage 1-4
7.	332-151239-234	5105 Eldora Ave. #1	89102	\$63,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
8.	332-114896-203	4447 Fernbrook Rd.	89103	\$86,000	3	2	Garage 1
9.	332-114102-203	6414 Goldmine Dr.	89115	\$83,000	4	2 1/2	Garage 1
10.	332-141136-203	4905 Gowan Road	89130	105,200	3	2	None 1-4
11.	332-117461-203	4701 Hansel Circle	89102	\$70,000	3	2	None 1
12.	332-114117-203	1412 Henry Dr.	89110	\$95,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
13.	332-100291-203	5130 Orinda St.	89120	\$51,000	3	2	Garage 1
14.	332-139659-203	1809 Palo Alto Cir.	89108	\$77,000	3	2	Garage 1
15.	332-158718-703	3758 Ponderosa St.	89115	\$55,000	3	2	Garage 1
16.	332-134359-796	859 Ripple Way	89110	\$47,500	2	1 1/2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
17.	332-128357-203	204 Roland Wiley Rd.	89128	\$79,100	4	2	Garage 1
18.	332-103010-203	5241 San Anselmo	89120	\$50,550	3	1	None 1
19.	332-119436-203	1688 N. Stevens Dr.	89115	\$82,200	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							

NORTH LAS VEGAS

20.	332-149267-203	3104 Belmont St.	89030	\$39,000	4	2	None 1
21.	332-141821-203	1829 Jefferson St.	89030	\$47,500	7	3	None 1
NOTE: THIS PROPERTY IS A TRI-PLEX.							
22.	332-099317-203	3523 Mercury St. #F	89030	\$25,000	3	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$47.00 IN ADDITION TO MONTHLY PAYMENT.							
23.	332-147875-203	3012 'E' St. George St.	89030	\$28,100	3	2	Carport 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT.							
24.	332-085700-203	2123 Stutz St.	89030	\$29,800	4	2	Carport 1-4
NOTE: THIS PROPERTY IS A DUPLEX.							

HENDERSON

25.	332-115958-203	15 Magnesium	89015	\$44,000	2	2	Carport 1
26.	332-127014-203	617 National St.	89015	\$43,000	3	2	None 1

THE FOLLOWING PROPERTIES ARE LISTED AS IS, ALL CASH

LAS VEGAS

27.	332-100708-270	1146 S. 10th	89104	\$42,500	3	2	Carport 2
28.	332-088869-203	4867 Alta Mesa Way	89122	\$51,500	2	2	Garage 2
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.							
29.	332-118967-203	1165 Balzar Ave.	89106	\$36,000	5	2	None 2
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
30.	332-126193-203	1307 Cherokee Lane	89106	\$36,755	4	2	None 2
31.	332-111578-203	1932 Bearden Ave.	89015	\$40,000	2	2	Carport 2
32.	332-115404-203	1355 Douglas St.	89102	\$49,500	3	1	None 2
33.	332-100532-203	2204 Dune Dr.	89106	\$37,500	4	2	None 2

Continued next page