

# 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 pm, October 17, 1988

Bid opening 1:00 pm, October 18, 1988

Bid opening will take place at the Las Vegas Board of Realtors, 1750 E. Sahara Ave., 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   |
|-------------------------|----------------|------------------|--------------------|----------|----|--------|--------|
| <b>LAS VEGAS</b>        |                |                  |                    |          |    |        |        |
| 1.                      | 332-111234-203 | 611/613 10th St. | 89101              | \$83,000 | 6  | 2      | None 1 |
| NOTE: THIS IS A DUPLEX. |                |                  |                    |          |    |        |        |

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|--|----------------|-----------------------|--------------------|----------|----|--------|-------------|
| <b>LAS VEGAS</b>   |                |                       |                    |          |    |        |             |
| 2.   | 332-123423-203 | 1331 S. 11st St.      | 89104              | \$49,500 | 3  | 2      | None 1      |
| NOTE: THIS PROPERTY MAY CONTAIN LEAD BASE PAINT.   |                |                       |                    |          |    |        |             |
| 3.   | 332-162355-703 | 5921 Alcott Ave.      | 89122              | \$69,000 | 3  | 2      | Garage 1    |
| 4.   | 332-139255-203 | 5920 W. Bartlett Ave. | 89108              | \$89,300 | 5  | 4      | Garage 1    |
| 5.   | 332-139990-203 | 511 Bayberry Dr.      | 89110              | \$66,000 | 3  | 2      | Garage 1    |
| 6.   | 332-143068-503 | 7086 Burcot Ave., G7  | 89115              | \$52,400 | 2  | 1 1/2  | Carport 1   |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$50.00 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 7.   | 332-125038-562 | 3749 E. Carlyle #64   | 89115              | \$42,000 | 2  | 1      | Carport 1   |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$57.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.        |                |                       |                    |          |    |        |             |
| 8.   | 332-106228-203 | 1364 Chatsworth Ct.   | 89122              | \$58,900 | 2  | 1      | Garage 1    |
| 9.   | 332-136226-203 | 1216 Cherokee Ln.     | 89106              | \$55,000 | 3  | 2      | None 1      |
| 10.  | 332-111837-203 | 1378 S. Christy Ln.   | 89122              | \$65,000 | 3  | 2      | Garage 1-4  |
| 11.  | 332-137866-203 | 5357 Del Gado Dr.     | 89103              | 145,000  | 8  | 4      | None 1      |
| NOTE: THIS IS A FOUR-PLEX.   |                |                       |                    |          |    |        |             |
| 12.  | 332-137705-203 | 6125 Empire Cir.      | 89107              | \$68,800 | 3  | 1      | None 1      |
| NOTE: THIS PROPERTY MAY CONTAIN LEAD BASE PAINT.   |                |                       |                    |          |    |        |             |
| 13.  | 332-127978-203 | 7227 Enterprise Dr.   | 89117              | \$71,500 | 3  | 2      | Garage 1    |
| 14.  | 332-148463-203 | 1905 Franklin Ave.    | 89104              | \$48,500 | 3  | 1 1/2  | None 1      |
| 15.  | 332-121405-203 | 816 Hedgeway #3       | 89110              | \$33,000 | 2  | 1      | None 1-4    |
| 16.  | 332-094530-203 | 1316 Jefferson Ave.   | 89106              | \$54,600 | 3  | 2      | G. 1        |
| 17.  | 332-124864-234 | 2080 Karen Ave. #10   | 89109              | \$56,100 | 2  | 2 1/2  | Carport 1   |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$83.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.        |                |                       |                    |          |    |        |             |
| 18.  | 332-129409-234 | 2080 Karen Ave. #B-40 | 89109              | \$57,500 | 2  | 2 1/2  | Carport 1   |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$83.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.        |                |                       |                    |          |    |        |             |
| 19.  | 332-135021-203 | 4584 Kenmare Way      | 89121              | \$71,500 | 3  | 2      | Garage 1    |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$94.00 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 20.  | 332-127095-203 | 8157 Leger Dr.        | 89108              | \$81,800 | 3  | 2      | Garage 1    |
| 21.  | 332-127359-203 | 873 Mantis Way #2     | 89110              | \$41,500 | 2  | 2      | None 1-4    |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$49.50 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 22.  | 332-110130-261 | 858 Ripple Way        | 89110              | \$37,500 | 2  | 1 1/2  | Carport 1-4 |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$44.00 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 23.  | 332-108124-203 | 3565 San Carlos Ave.  | 89110              | \$56,000 | 3  | 2      | Garage 1    |
| 24.  | 332-101114-234 | 2421 Siki Ct. #C      | 89101              | \$28,000 | 2  | 1      | Carport 1   |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$60.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.        |                |                       |                    |          |    |        |             |
| 25.  | 332-108994-234 | 2933 Siki Ct. #4      | 89101              | \$28,000 | 2  | 1      | Carport 1   |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$60.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.        |                |                       |                    |          |    |        |             |
| 26.  | 332-118240-203 | 878 Stainglass Way    | 89110              | \$45,500 | 2  | 1      | None 1-4    |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$44.00 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 27.  | 332-104332-203 | 6997 Starwood Dr.     | 89117              | \$76,000 | 3  | 2      | Garage 1    |
| 28.  | 332-141317-203 | 3882 Steinbeck Dr.    | 89115              | \$80,500 | 4  | 2      | Garage 1    |
| 29.  | 332-124321-203 | 2253 Tall Pine Dr.    | 89107              | \$64,500 | 3  | 2      | Garage 1    |
| NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$48.00 PLUS MONTHLY PAYMENT.                                  |                |                       |                    |          |    |        |             |
| 30.  | 332-115151-203 | 4309 Thyme Ave.       | 89110              | \$54,373 | 3  | 2      | Garage 1-4  |
| 31.  | 332-139672-203 | 2104 Valley Dr.       | 89108              | \$63,900 | 3  | 2      | Garage 1    |
| 32.  | 332-124455-261 | 3371 Vema Dr.         | 89121              | \$86,000 | 3  | 2 1/2  | Garage 1    |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$85.00 PLUS MONTHLY PAYMENT.                                |                |                       |                    |          |    |        |             |
| 33.  | 332-130467-734 | 5613 Vineyard Ln.     | 89110              | \$52,500 | 1  | 1 1/2  | Garage 1-4  |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$70.00 PLUS MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE. |                |                       |                    |          |    |        |             |
| <b>NORTH LAS VEGAS</b>   |                |                       |                    |          |    |        |             |
| 34.  | 332-174575-734 | 3301 Civic Center #3H | 89030              | \$25,300 | 3  | 1 1/2  | None 1      |
| NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$47.00 PLUS MONTHLY PAYMENT.                                |                |                       |                    |          |    |        |             |
| 35.  | 332-158922-203 | 3339 Cox              | 89030              | \$54,800 | 3  | 2      | Garage 1    |

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