

# 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 24, 1988

Bid opening 1:00 pm, October 25, 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.	332-145541-229	3315 Cape Cod Dr.	89121	\$54,500	3	2	Carport 1
NOTE: THIS IS A MOBILE HOME. HOMEOWNERS DUES OF \$27.50 IN ADDITION TO MONTHLY PAYMENT.							

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
2.	332-112152-203	2424 Cherrywood St.	89108	\$77,800	3	2	Garage 1
3.	332-124742-203	3831 Coral Reef Way	89110	\$32,300	2	1	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$48.00 IN ADDITION TO MONTHLY PAYMENT. NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
4.	332-129296-203	4772 Dennis Way	89121	\$61,500	4	2	Garage 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
5.	332-113083-203	85 Colbath	89110	\$60,000	2	2	Garage 1-4
6.	332-133393-734	3383 Deuce St.	89121	\$79,000	2	2 1/2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS DUES OF \$90.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
7.	332-139593-203	4310 El Antonio Place	89121	\$70,500	4	2	Garage 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
8.	332-102374-203	5181 Hacienda Ave.	89122	\$67,500	4	2	Garage 1
9.	332-092952-203	3604 E. Harris St.	89110	\$56,500	3	2	Garage 1
10.	332-150204-729	3126 Hartford Ct.	89102	\$45,000	2	2	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$49.00 IN ADDITION TO MONTHLY PAYMENT. NOTE: THIS PROPERTY MAY CONTAIN LEAD BASE PAINT.							
11.	332-160394-203	1201 I St.	89106	\$41,000	2	1	None 1
12.	332-113503-203	1308 Jefferson Ave.	89106	\$52,250	3	2	Garage 1
13.	332-115235-203	3740 Judson Ave.	89110	\$81,000	3	2	Garage 1
14.	332-116906-203	433 N. Lamb #F	89110	\$26,000	1	1	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
15.	332-136873-203	1380 Linn Lane	89110	\$86,000	3	2	Garage 1
16.	332-115970-203	6012 Montecito Way	89108	\$70,700	3	2	Garage 1
17.	332-123269-203	4029 Overbrook Dr.	89108	\$75,500	4	2	Garage 1
18.	332-092195-203	4282 Paramount	89115	\$57,500	3	2	Garage 1
19.	332-094343-203	4516 Payson Ave.	89110	\$38,500	4	2	Carport 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
20.	332-150916-203	3953 N. Rive Gauche	89115	\$64,500	2	2	Garage 1
21.	332-151219-703	4008 Rubidoux Dr.	89108	\$75,000	4	2	Garage 1
22.	332-114125-203	3916 S. Torrey Pines	89102	\$85,000	3	2	None 1
23.	332-158991-703	2024 Wengert Ave.	89104	\$72,000	4	2	None 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							

**NORTH LAS VEGAS**

24.	332-132197-203	3434 Aristos Ave.	89030	\$86,500	9	5	None 1
NOTE: THIS IS A FOUR-PLEX. SALE SUBJECT TO OCCUPANCY.							
25.	332-139913-203	2525 Donna St. #K	89030	\$18,500	3	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$38.14 IN ADDITION TO MONTHLY PAYMENT.							
26.	332-034143-235	2533 Donna St. #C	89030	\$24,200	3	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$39.28 IN ADDITION TO MONTHLY PAYMENT. NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
27.	332-101580-203	2246 McCarran St.	89030	\$63,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX. PROPERTY MAY CONTAIN LEAD BASE PAINT.							
28.	332-127006-203	1815 Princeton St.	89030	\$25,300	2	1	None 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							
29.	332-122138-203	2214 Statz St.	89030	\$71,700	8	4	None 1
NOTE: THIS IS A FOUR-PLEX. PROPERTY MAY CONTAIN LEAD BASE PAINT.							
30.	332-118589-203	3119 Webster Circle	89030	\$44,300	3	2	Carport 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							

**HENDERSON**

31.	332-104392-235	441 Barrett St.	89015	\$48,500	2	1	Garage 1
32.	332-112333-503	775 Cathy Lane	89015	\$52,300	2	1	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS DUES OF \$80.00 IN ADDITION TO MONTHLY PAYMENT.							
33.	332-127563-203	332 Chesapeake Way	89015	\$72,500	3	2	Garage 1

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