

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 equalling 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 31, 1988

Bid opening 1:00 pm, November 1, 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: The designation of (LBP) by Property Address indicates that said property may contain LEAD BASE PAINT.

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.	332-112414-203	1951 Beesley Dr.	89110	\$78,000	4	2	Garage 1-4

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Case Number	Address	Zip Code	Listed Offer price	BR	BA	Garage	Code
LAS VEGAS							
2.	332-156576-203	4350 Chafer St. (LBP)	89121	\$61,000	4	2	Garage 1
3.	332-012466-203	6576 Gazelle Dr.	89108	\$74,700	2	2	Garage 1
4.	332-146089-203	1320 N. Jones Blvd. (LBP)	89108	\$45,000	2	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$90.00 PLUS MONTHLY PAYMENT.							
5.	332-121448-534	2080 E. Karen Ave. #29	89109	\$55,500	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$83.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
6.	332-158651-203	4934 Larkspur St. (LBP)	89120	\$46,500	3	1 1/2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$51.00 PLUS MONTHLY PAYMENT.							
7.	332-124991-703	4275 S. Laurel Park Ave.	89103	\$72,950	3	2	Garage 1
8.	332-100291-203	5130 Orinda (LBP)	89120	\$51,000	3	2	Garage 1
9.	332-121922-203	4441 Rich Dr. #D	89102	\$45,500	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$65.00 PLUS MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
10.	332-125728-203	2240 Short Pine Dr.	89128	\$63,000	2	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$48.00 PLUS MONTHLY PAYMENT.							
11.	332-167032-703	6155 Smoke Ranch Rd.	89108	\$63,300	2	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$70.00 PLUS MONTHLY PAYMENT.							
12.	332-093272-203	3445 Villa Knolls (LBP)	89120	\$46,500	2	1 1/2	Carport 1
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$62.50 PLUS MONTHLY PAYMENT.							
13.	332-131454-203	4537 Via Torino	89103	\$62,000	3	2	Garage 1
14.	332-140679-203	5927 Willard (LBP)	89122	\$55,000	3	2	Garage 1
15.	332-132478-203	1848 Yellow Rose St.	89108	\$79,700	3	2	Garage 1

NORTH LAS VEGAS

16.	332-141821-203	1829 Jefferson St. (LBP)	89030	\$42,900	7	3	None 1
NOTE: THIS IS A TRI-PLEX.							
17.	332-129063-203	3704 Judson Ave. (LBP)	89030	\$49,100	4	2	Carport 1

PAHRUMP

18.	332-153083-203	73391 Manse Road Manse Rd. at Golden Valley	89041	\$41,250	2	1 1/2	Garage 1
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THE FOLLOWING PROPERTIES ARE LISTED AS IS, ALL CASH

LAS VEGAS

19.	332-143584-203	202-204 George Pl. (LBP)	89106	\$22,000	5	2	None 2
NOTE: THIS IS A DUPLEX.							
20.	332-130095-203	3017 Holly Ave. (LBP)	89106	\$37,360	3	2	None 2
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$15.57 PLUS MONTHLY PAYMENT.							
21.	332-142502-203	1203 Mews Lane	89101	\$39,000	3	2	Garage 2
22.	332-112343-203	1221 Mews Lane	89101	\$39,500	2	1 1/2	Garage 2
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$15.57 PLUS MONTHLY PAYMENT.							
23.	332-078650-203	1060 Miller Ave. (LBP)	89106	\$12,900	4	1 1/2	None 2
24.	332-090562-203	315 Pecos Way (LBP)	89121	\$59,500	2	2 1/2	Garage 2
25.	332-070824-222	4322 Swandale Ave. (LBP)	89121	\$44,700	5	2	None 2

NORTH LAS VEGAS

26.	332-099013-203	1177 Carey Ave. (LBP)	89030	\$20,200	3	2	None 2
NOTE: BLDG. AT REAR OF LOT MAY CONTAIN CODE VIOLATIONS.							
27.	332-034160-235	809 E. Cartier #E (LBP)	89030	\$14,800	4	1 1/2	None 2
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$39.28 PLUS MONTHLY PAYMENT.							
28.	332-064702-203	508 Elizabeth Ave. (LBP)	89030	\$31,350	3	2	Carport 2

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