

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, December 19, 1988

Bid opening 1:00 pm, December 20, 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.

Note: At the time of the Bid opening HUD will no longer announce the apparent high bidder. The HUD Official opening the bids will only read them. There will be no discussion concerning bids at that time. Whatever bids are read will be recorded and brought back the HUD Office for analysis.

THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURED FINANCING AVAILABLE.

Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
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LAS VEGAS

1.	332-086176-203	4998 Ada Dr. LBP	89121	\$64,600	3	2	None	1
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Case Number	Address	Zip Code	Listed Offer price	BR	BA	Garage	Code
LAS VEGAS							
2.	332-108812-203	133 Bel Port Dr.	89110	\$45,000	1	1½	None 1
Note: This is a PUD. HOA Dues of \$72.00 in addition to monthly payment.							
3.	332-125752-203	6449 Big Pine Way	89108	\$66,000	2	1½	Garage 1
Note: This is a CONDO. HOA Dues of \$48.00 in addition to monthly payment. NIA*							
4.	332-161087-3-203	3525 Blackstone St. LBP	89121	\$75,000	2	2	Garage 1
Note: This is a PUD. Homeowners dues in addition to monthly payment.							
5.	332-116033-203	10 Bonnie Lane	89110	\$66,000	3	2	Garage 1
6.	332-153066-7-703	4090 Cincinnati Ave.	89104	\$85,000	5	3	Garage 1
7.	332-149947-1203	1371 Crossdale	89122	\$55,000	2	1	Garage 1
8.	332-117246-203	649 Greenbriar Way LBP	89121	\$57,000	1	1½	Garage 1
Note: This is a PUD. HOA Dues of \$75.00 in addition to monthly payment.							
9.	332-161817-4-703	344 GreenbriarTwnWLBP	89121	\$61,000	2	1½	Garage 1
Note: This is a PUD. HOA Dues of \$75.00 in addition to monthly payment.							
10.	332-112040-206	1837 Hermosillo St.	89119	\$45,000	3	2	Carport 1
Note: This is a PUD. HOA Dues of \$47.00 in addition to monthly payment.							
11.	332-115235-203	3740 Judson Ave.	89110	\$81,000	3	2	Garage 1
12.	332-059206-221	509 Kasper Ave. LBP	89106	\$26,300	3	1	None 1
13.	332-107481-203	4726 Madrical Way	89122	\$49,500	2	2	Garage 1
Note: This is a PUD. HOA dues of \$42.00 in addition to monthly payment.							
14.	332-131811-203	56676 E. Moapa Court	89110	\$79,000	3	2	Garage 1
15.	332-125711-503	5863 E. Monroe Ave.	89110	\$83,000	4	2	Garage 1
16.	332-143499-2-203	6217 Peppermill Dr.	89102	110,000	4	2	Garage 1
17.	332-141408-203	879 Ripple Way	89110	\$41,710	2	1½	Carport 1
Note: This is a PUD. HOA dues of \$44.00 in addition to monthly payment.							
18.	332-097164-203	4537 Rosedale Ave. LBP	89121	\$63,500	3	2	None 1
19.	332-118488-203	4017 Saguaro Lane	89110	\$64,000	2	2	Garage 1
20.	332-114995-203	920 Snug Harbor St.	89110	118,000	8	4	None 1
Note: This is a four-plex.							
21.	332-126669-203	2217 Theresa Ave.	89101	\$53,500	4	2	Carport 1
22.	332-145074-734	526 Wardelle St. #D	89101	\$33,725	2	1	None 1
Note: This is a CONDO. HOA dues of \$50.00 in addition to monthly payment.							
23.	332-122673-503	7260 Wichita Ct.	89119	\$78,000	3	2	Garage 1

NORTH LAS VEGAS

24.	332-132780-203	1401 Hickey Ave.	89030	\$51,000	3	2	None 1
Note: May contain LBP and will be abated prior to close of escrow. Property may contain code violations.							

HENDERSON

25.	332-141617-1-703	123 Manganese St. LBP	89015	\$61,800	4	2	None 1
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THE FOLLOWING PROPERTIES ARE LISTED AS IS, ALL CASH

LAS VEGAS

26.	332-074744-221	856 Hart Ave. LBP	89106	\$14,780	4	1½	None 2
27.	332-126816-203	1901 Hassell Ave. LBP	89106	\$17,100	5	2	None 2
28.	332-169153-703	2004 Howard Ave. LBP	89104	\$55,000	4	2	Carport 2
29.	332-124864-234	2080 Karen Ave. #10	89109	\$56,100	2	2½	Carport 2
Note: This is a CONDO. HOA dues of \$83.00 in addition to monthly payment.							
30.	332-119953-221	513 Kasper Ave. LBP	89108	\$17,100	3	1	None 2
31.	332-118322-203	87 Madge Lane LBP	89110	\$40,000	2	1	Garage 2

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