

# 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, January 03, 1989

Bid opening 1:00 pm, January 04, 1989

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 to the HUD office for analysis.

The winning bidder will be called the following day.

**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.	332-097909-234	3255 Arville St.	89102	\$52,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOA DUES OF \$65.00 PLUS MONTHLY PAYMENT. N.I.A.*							

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Continued:

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

Case Number	Address	Listed Zip Code	Offer price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
2.	332-116783-203	4460 E. Boston Ave.	89104	\$91,500	4	2	None 1
3.	332-142440-9-203	1004 Cold Stream (LBP)	89110	\$60,000	4	1 1/4	Carport 1
4.	332-096544-203	6161 Forest Park (LBP)	89115	\$80,000	4	2	Garage 1
5.	332-117839-203	6335 Gunderson Bv. (LBP)	89103	\$68,000	3	2	Garage 1
6.	332-119402-203	5280 Ithaca Ave. (LBP)	89122	\$68,000	3	2	Garage 1
7.	332-101380-234	3251 Jericho St. "D"	89102	\$52,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOA DUES OF \$65.00 PLUS MONTHLY PAYMENT. N.I.A.*							
8.	332-139882-0-203	1626 Marathon Dr.	89108	\$66,600	2	2	None 1
NOTE: THIS IS A PUD. HOA DUES OF \$71.66 PLUS MONTHLY PAYMENT.							
9.	332-097351-203	4555 Pacyna St. (LBP)	89122	\$59,000	3	2	None 1
10.	332-147437-703	1313 Silverlake (LBP)	89108	\$62,700	3	2	None 1
11.	332-158436-2-703	6789 Spencer St. (LBP)	89119	\$65,000	2	1	Carport 1
12.	332-124850-5-203	200 Thunder St. (LBP)	89128	\$76,700	4	2	Garage 1
13.	332-088881-203	4864 Tierra Verde	89122	\$52,000	2	2	Garage 1
NOTE: THIS IS A PUD. HOA DUES OF \$42.00 PLUS MONTHLY PAYMENT.							

**NORTH LAS VEGAS**

14.	332-143598-1-796	2106 Daley St. (LBP)	89030	\$71,000	7	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
15.	332-172491-7-203	2325 Juanita Cir (LBP)	89030	\$31,500	4	2	None 1
16.	332-113311-261	3420 Mercury #1	89030	\$21,700	3	2	None 1
NOTE: THIS IS A PUD. HOA DUES OF \$47.00 PLUS MONTHLY PAYMENT.							
17.	332-125034-203	3709 Resada Cir. (LBP)	89030	\$43,300	3	1	None 1
18.	332-093984-203	2520 Stanley Ave. (LBP)	89030	\$46,300	3	1 1/2	Garage 1
NOTE: LBP CONDITION WILL BE ABATED PRIOR TO ESCROW CLOSING.							
19.	332-097858-203	3405 Twining Ave. (LBP)	89030	\$42,000	3	1	Garage 1
20.	332-081961-203	2259 Webster Ave. (LBP)	89030	\$45,600	3	2	None 1

**HENDERSON**

21.	332-118804-203	2411 El Tesoro Ct.	89015	\$89,000	4	2 1/2	Garage 1
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**THE FOLLOWING PROPERTIES ARE LISTED AS IS, ALL CASH**

**LAS VEGAS**

22.	332-148178-2-234	213 N. 18th St. #D	89101	\$33,000	2	2	Carport 2
NOTE: THIS IS A CONDO. HOA DUES OF \$50.00 PLUS MONTHLY PAYMENT.							
23.	332-133087-234	221 N. 18th St. #A	89101	\$29,189	2	2	Carport 2
NOTE: THIS IS A CONDO. HOA DUES OF \$42.34 PLUS MONTHLY PAYMENT.							
24.	332-090073-5-203	3800 Budlong Ave. (LBP)	89110	\$49,529	3	2	None 2
25.	332-112279-203	1207 Coach Lane	89110	\$43,000	3	2 1/2	Garage 2
26.	332-135584-8-203	1214 Coach Lane	89110	\$43,000	3	2	Garage 2
NOTE: THIS IS A PUD. HOA DUES OF \$15.57 PLUS MONTHLY PAYMENT.							
27.	332-083083-203	2816 Constantine (LBP)	89101	\$59,170	4	1	None 2
28.	332-137638-4-734	5125 Gray Lane B (LBP)	89119	\$37,525	1	1	Garage 2
NOTE: THIS IS A CONDO. HOA DUES OF \$58.00 PLUS MONTHLY PAYMENT.							
29.	332-117796-203	713 Jefferson (LBP)	89106	\$27,075	8	4	None 2
NOTE: THIS IS A FOUR-PLEX.							
30.	332-138274-203	620 Madison Ave. (LBP)	89106	\$25,600	3	2	None 2
NOTE: THIS IS A TWO-PLEX. MAY CONTAIN CODE VIOLATIONS.							
31.	332-112343-203	1221 Mews Lane	89101	\$34,435	2	1 1/2	Garage 2
NOTE: THIS IS A PUD. HOA DUES OF \$15.57 PLUS MONTHLY PAYMENT.							
32.	332-123757-203	3960 Placita Ave. (LBP)	89121	\$55,000	4	2	None 2

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