

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 09, 1989

Bid opening 1:00 pm, January 10, 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 No. (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
LAS VEGAS							
1.	332-086176-203	4998 Ada Dr. (LBP)	89121	\$61,500	3	2	None 1
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 PLUS MONTHLY PAYMENT.							
3.	332-120452-203	6613 Fredonia Dr.	89107	\$65,500	2	1	Garage 1
4.	332-117246-203	649 Greenbriar (LBP)	89121	\$57,000	1	1½	Garage 1
NOTE: THIS IS A PUD. HOA DUES OF \$75.00 PLUS MONTHLY PAYMENT.							
5.	332-139275-5-203	6716 Greydawn	89108	\$87,700	2	2	Garage 1
6.	332-072999-270	1209 Jackson Ave. (LBP)	89106	\$46,300	3	2	Garage 1

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

Case Number	Address	Zip Code	Listed Offer price	BR	BA	Garage	Code
7.	332-059206-221	509 Kasper Ave. (LBP)	89106	\$26,300	3	1	Garage 1
8.	332-107481-203	4726 Madrigal Way	89122	\$47,000	2	2	Garage 1
9.	332-131811-203	5667 E. Moapa Ct.	89110	\$79,000	3	2	Garage 1
10.	332-121098-561	7716 Partridge	89128	\$82,700	3	2	Garage 1
11.	332-097164-203,	4537 Rosedale ave. (LBP)	89120	\$63,500	3	2	None 1
12.	332-093904-703	5816 Santa Catalina	89108	\$76,500	3	2	Garage 1
13.	332-126245-203	5752 Sea Breeze Ave.	89110	\$50,000	2	2½	Garage 1
14.	332-126252-203	5794 Sea Breeze Ave.	89110	\$47,000	2	2	Garage 1
15.	332-136009-5-703	2428 Spanish Ct. (LBP)	89108	\$62,800	3	2	Carpport 1

NORTH LAS VEGAS

16.	332-084140-203	2055 Christina (LBP)	89030	\$36,000	4	2	Carpport 1
17.	332-132780-203	1401 Hickey Ave. (LBP)	89030	\$49,000	3	2	None 1
NOTE: LBP CONDITIONS WILL BE REMOVED PRIOR TO ESCROW CLOSING. MAY HAVE CODE VIOLATIONS.							
18.	332-094677-270	2125 Kenneth Rd. (LBP)	89030	\$45,700	3	2	Carpport 1
19.	332-116047-203	1912 Yale St.	89030	\$61,000	6	3	None 1
NOTE: THIS IS A TRI-PLEX.							

HENDERSON

20.	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

21.	332-074744-221	856 Hart Ave. (LBP)	89106	\$14,780	4	1½	None 2
22.	332-126816-203	1901 Hassell Ave. (LBP)	89106	\$16,500	5	2	None 2
23.	332-119953-221	513 Kasper Ave. (LBP)	89108	\$16,200	3	1	None 2

NORTH LAS VEGAS

24.	332-169719-203	2028 Lawry Ave. (LBP)	89030	\$25,000	4	2	None 2
25.	332-083960-203	604 Orr Ave. (LBP)	89030	\$28,500	3	1	None 2
26.	332-086500-203	2216 White St. (LBP)	89030	\$39,700	3	1	None 2

THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURED FINANCING AVAILABLE. NOTE: THE FOLLOWING INSURED PROPERTIES ARE AVAILABLE WITH \$100.00 DOWN AND \$500.00 EARNEST MONEY DEPOSIT TO OWNER-OCCUPANT PURCHASERS/PRIMARY RESIDENCE ONLY. THESE TERMS ARE NOT AVAILABLE TO INVESTORS. HUD MUST REALIZE A NET OF 91% OR BETTER OF THE LISTED OFFER PRICE, OR THE BID WILL BE REJECTED.

LAS VEGAS

27.	332-136316-4-703	2621 Brady Ave. (LBP)	89101	\$51,300	4	1½	Carpport 1
28.	332-141408-5-203	879 Ripple Way	89110	\$41,710	2	1½	Carpport 1
NOTE: THIS IS A PUD. HOA DUES OF \$44.00 PLUS MONTHLY PAYMENT.							
29.	332-118488-203	4017 Saguaro Lane	89110	\$64,000	2	2	Garage 1
30.	332-111708-261	891 Stratton Lane	89110	\$41,710	2	1½	None 1
NOTE: THIS IS A PUD. HOA DUES OF \$44.00 PLUS MONTHLY PAYMENT.							
31.	332-127769-203	4660 E. Van Buren	89110	\$68,502	2	2	Garage 1