

Building Wealth Through Foreclosures

Texas Edition

A practitioner's guide to pre-foreclosure and auction investing · 2026

248 pages · **18** chapters · **10** case studies · **30+** templates

Building Wealth Through Foreclosures: Texas Edition is a 248-page operating manual for serious work in the largest foreclosure market in the country. It is delivered as both a polished PDF (for reading and reference) and an editable Word document (so you can lift templates and frameworks directly into your own working files). Both files arrive in your inbox the moment you complete checkout.

This is not a book of motivational language, hero stories, or generic real estate advice. It is the operating procedure that an experienced Texas foreclosure investor would teach a serious newcomer over the first two years of their career — compressed into a single document, current to 2026 statute, organized to be read once carefully and returned to repeatedly as your practice develops.

What's included with your purchase

- **The complete 248-page book** — All 18 chapters across 4 parts, plus 3 appendices. Approximately 77,000 words. Delivered as both PDF and editable .docx.
- **Template Vault — 30+ working templates** — Pipeline Tracker, Loan Profile Worksheet, NPV Summary, Max Bid Worksheet, Pre-Auction 21-Day Checklist, Cash-for-Keys Agreement, Capital Tracker, Sub-To Acknowledgment Form, and more. Editable .xlsx and .docx files.
- **Free updates to the current edition** — Texas statutes evolve. Buyers receive revisions to the current edition at no additional cost as material updates are released.
- **Immediate email delivery** — Download links arrive within minutes of checkout. No waiting, no platform lock-in, no DRM. The files are yours indefinitely.

What's inside the 248 pages

Eighteen chapters in four parts. The structure mirrors the actual practice of Texas foreclosure investing — foundation first, then the two primary acquisition channels in operational detail, then the capital and structural infrastructure that turns sporadic deals into a sustainable practice.

Part I — Foundation (Chapters 1-3)

Why Texas is currently the largest and most active foreclosure market in the country, with current 2026 data on volume and timing. The full mortgage lifecycle from origination through securitization, servicing, and default — the structural picture that lets you negotiate from a position of insight rather than hope. The four acquisition windows (pre-NOD, pre-foreclosure, courthouse auction, REO) and how to choose your primary channel based on capital, time, and temperament.

Part II — Pre-Foreclosure & Short Sale (Chapters 4-9)

The complete pre-foreclosure playbook. Lead pipeline construction through county records, paid lists, direct mail, and referral channels — including the TCPA compliance disciplines that keep your outreach legal. The first-conversation script and the Texas Business and Commerce Code Chapter 21 boundaries that separate legitimate investor activity from the regulated foreclosure-consultant category. The 11-point loan profile that takes 30 minutes per file. NPV-based short sale negotiation with BPO disputes that move servicer valuations. Subject-to and creative structures done correctly under §5.061-§5.085. Five detailed case studies with honest accounting — wins, near-break-evens, and walk-aways.

Part III — Courthouse Auction (Chapters 10-15)

The complete auction playbook under Texas Property Code §51.002. The 21-day pre-auction due diligence workflow including title work, lien priority analysis, IRS lien §7425 redemption analysis, and occupancy assessment. Valuation under uncertainty using ARV ranges with explicit confidence bands and the three-number bid worksheet (max bid, walk-away, happy bid). Auction-day mechanics: cashier's check strategy, bidder taxonomy, and the discipline of honoring your max. Post-auction possession under SB 38 (eviction reform, January 2026) and SB 1333 squatter removal procedure. Five auction case studies — the IRS lien disaster, the institutional bidding loss, the 14-month tenant-occupied PTFA nightmare.

Part IV — Capital, Structure, and Scaling (Chapters 16-18)

Capital infrastructure: hard money pricing in current 2026 market, private money relationship-building, transactional funding for short-sale double-closes, DSCR refinancing for BRRRR cycles, and the minimum-viable capital position to actually run this strategy. The Texas Series LLC architecture under the 2022 BOC amendments — protected vs. registered series, charging order protection, homestead coordination, and the two-entity hub-and-sub structure. Exits and scaling: choosing flip vs. BRRRR vs. long-term hold, the rental portfolio trajectory,

and the deliberate decision some operators make to stay solo at 8-15 active deals if that produces a better life than scaling.

Three appendices

- **Template Vault Index** — catalog of all included templates with the chapter that introduces each.
- **Glossary of Texas Foreclosure Terms** — full A-to-W glossary of every term you'll encounter.
- **About the Author** — practitioner background and approach.

HONEST QUALIFICATION

Who this book is for

A serious operating manual is not the right product for every reader. Better to know which side of these lines you fall on before you click buy.

This book is built for you if you...

- Are operating, or planning to operate, in Texas markets
- Want operational depth over motivational language
- Have, or are building toward, capital sufficient to deploy seriously
- Are willing to do disciplined work over years rather than chase a quick win
- Want to operate strictly within Texas statute

This book is not for you if you...

- Are looking for a get-rich-quick formula
- Are investing primarily outside Texas
- Want to skip compliance and operate in gray areas
- Are shopping for sovereign-citizen tactics
- Expect a workbook with fill-in-the-blank exercises

BUILDING WEALTH THROUGH FORECLOSURES

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Get to work.