

— WHAT'S INSIDE

A complete *Texas* foreclosure survival guide.

Thirty-one pages of practical guidance for homeowners facing foreclosure and the investors who help them ethically — covering all twelve Texas counties we work in.

Texas foreclosure law moves faster than almost any other state in the country — after acceleration, the trustee sale can occur as soon as 21 days from the date of the Notice of Sale. **Most homeowners don't realize the law also gives them specific rights and specific deadlines that disappear if you don't know they exist.** This guide is the playbook every Texas homeowner should have on their kitchen table the morning a Notice of Default arrives in the mail.

— Ten chapters, *covering everything.*

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| <p>01 How Texas foreclosure really works. The non-judicial process and what your lender actually wants.</p> | <p>02 Your rights under §51.002. Notice requirements and the 5-day reinstatement window.</p> |
| <p>03 Immediate actions to take. A seven-step plan if your sale is within 30 days.</p> | <p>04 Negotiating with your lender. Loss mitigation options and the six-option menu.</p> |
| <p>05 Legal tools to pause foreclosure. Bankruptcy stays and judicial challenges.</p> | <p>06 Short sales & deeds in lieu. Graceful exit strategies that protect your equity.</p> |
| <p>07 Lease options & creative financing. Subject-to deals and wraparound risks.</p> | <p>08 The Texas foreclosure auction. How courthouse-steps sales work in your county.</p> |
| <p>09 Rebuilding credit after foreclosure. FHA/VA waiting periods and a 5-year roadmap.</p> | <p>10 For investors — ethical frameworks. Compliance and Texas Chapter 21 exposure.</p> |

Plus five supplemental reports on equity preservation, REO re-acquisition, lease options, foreclosure auction investing, and a five-year wealth-rebuilding framework.

And two reference appendices: contact information for all twelve county courthouses (Tarrant, Dallas, Denton, Harris, Travis, El Paso, Bexar, Parker, Williamson, Hays, Bell, and Comal) and a Key Deadlines reference card you can print and keep next to your phone.

Thirty-one pages, ten chapters, five bonus reports, twelve counties — delivered as *one PDF*.

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