



"The TexInvestors Team"

Why Pay Retail For Real Estate....

Your Texas Real Estate News

Foreclosure Postings Rise Again...

Friday, September 15, 2006 Dallas Morning News

Home foreclosure postings in Dallas-Fort Worth continued to rise at double-digit rates this month, although they slowed from previous months. About 3,300 homes in the DFW area have been posted for possible sale in October, up 23 percent a year earlier. September postings were up 30 percent. "While we backed off the crazy numbers we saw in September, it's still a very unhealthy trend," said George Roddy, president of Addison-based Foreclosure Listing Service, which compiled the data.

Year-to-date numbers are also up by double digits. Through October, 31,356 homes in the metro area have posted for foreclosure, up 17 percent from 2005's 26,733. DFW has been among the five worst areas in the country for foreclosures, and Mr. Roddy said the reasons have not changed. "People have used adjustable-rate mortgages and interest-only loans; the cost of living has gone up for a lot of people; and credit card payments are doubling if you miss a payment or make a late payment," Mr. Roddy said. "It's a combination of factors but comes down to over-exuberant lending and borrowing practices."

Making things worse, the local housing market has been cooling. Monthly sales of existing homes fell by an average 7.7 percent in the three months through August. "This gets to the issue of finding out you can't afford a house just to find out you can't sell it," Mr. Roddy said. "We just haven't seen the price appreciation needed to offset the over-lending that's taken place." Another evolving factor is the rising value of homes coming up for foreclosure. "Three to four months ago we started seeing higher-dollar postings," Mr. Roddy said, "and it's becoming an even bigger issue; there's more to come."

TexInvestors Classes

The next TexInvestors "Successfully Buying HUD Homes" class at DFWREIN is scheduled for September 21st. Register at 972-671-7346 or online at www.dfwrein.com

The next TexInvestors "Successfully Buying HUD Homes" class at Collin County Community College begins October 25th. Register at 972-985-3758 or by email at cluckock@ccc.edu.

To remove your name from our mailing list, please E-Mail us at info@TexInvestors.com

Visit our Web site at www.TexInvestors.com

September 2006



"TexInvestors Team"



Won't You Take a Walk With us to Help Cure Diabetes!

On **September 30**, The TexInvestors Team members and their families will be walking together in the Dallas "**Walk to Cure Diabetes**", benefiting the Juvenile Diabetes Research Foundation.



We invite you to take a walk with us for this very worthwhile cause on September 30th. Juvenile Diabetes hits close to home for us. Marissa, the seven-year-old daughter of one of our team members (Cheryl Carreon) has fought this disease for over five years. Each day we see the strength and courage of this young girl in her fight to not let this disease claim her life or her lifestyle. We will be walking under the team name of **TexInvestors Team** and all proceeds will be given to the Marissa's Stampede Team.

Please visit the JDRF website at www.jdrf.org and find out more about how you can become involved. We would love for you and your family, coworkers and friends to join us on **September 30th** at Victory Park in Downtown Dallas. We hope that you will take the opportunity to help us reach our fundraising goals. You can do this by going to www.jdrf.org. Select the **JDRF Walks** link next to the **green shoe**. Under **Register Now** select **Texas**, then **Dallas**. To join us for the walk, simply complete the walker information and select to be a part of the **TexInvestors Team**. If you would prefer not to walk, but would like to donate to the cause, under **Support A Walker** enter the team name of **TexInvestors** and click on **Find a Walker** to make your donation. Remember, all donations are tax deductible.

Thank you for considering this request for your support!