



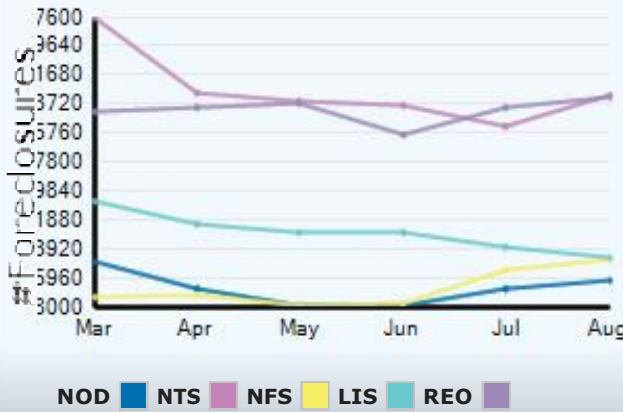
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Short Sales Bank Owned Properties Resale & Relocation

Foreclosure Market Trends *Report*

October 2010 Vol. 4, Issue 21

6 month National Foreclosure Trends



Foreclosure Activity Increases 4 Percent in Third Quarter

Foreclosure filings — default notices, scheduled auctions and bank repossessions — were reported on 930,437 properties in the third quarter, a nearly 4 percent increase from the previous quarter but a 1 percent decrease from the third quarter of 2009, according to the RealtyTrac U.S. Foreclosure Market Report. One in every 139 U.S. housing units received a foreclosure filing during the quarter. Foreclosure filings were reported on 347,420 U.S. properties in September, an increase of nearly 3 percent from the previous month and an increase of 1 percent from September 2009.

How The Mortgage System Works — And How It's Been Rattled

Foreclosures are setting off fresh tremors across the country but not because of any surge in unpaid loans. An elaborate system designed to assure good title to your home and solid assets on lender books has been shaken by revelations of botched foreclosure affidavits. This is a problem because courts rely on sworn affidavits as evidence, and it appears that large numbers affidavits were signed but not read. If an affidavit has not been read then it's possible lender claims are wrong. Since we don't know which affidavits are accurate and which are not, massive numbers of audits will now be required to find out if any owners unfairly lost their homes.

Here are some of the most recent Investment opportunities in the area.



1 Pre-Foreclosure

**E Wallace Ave
 Scottsdale
 AZ, 85254**

Market Value

\$254,404

Beds/Bath

0/3

Default Amount

\$N/A

Sq. FT

1,995

Property Type	Address	Market Value	Default	Sq. Ft.
2 Bank-Owned	E Aster Dr, Scottsdale, AZ 85260	\$99,000	N/A	2,041
3 Auction	E Pine Valley Rd, Scottsdale, AZ 85260	\$321,600	N/A	2,258

Auction Date: 1/3/11

Vacation Home Investors Flourishing in Frugal Economy

With no recovery in sight for the U.S. housing market and recessionary fears lingering, one slice of the real estate industry is holding up remarkably well: the foreclosed vacation rental market. From the Sun Belt to the Ski Belt, there are plenty of distressed seaside chalets and mountain dwellings waiting for buyers. From the Florida Panhandle to the Oregon Trail, foreclosed vacation properties are languishing on the market and cash-strapped sellers are slashing prices and buyers are finding fabulous opportunities nationwide. However, buying a vacation foreclosure isn't easy. But it can be a lucrative business, according to investors, landlords and

FORECLOSURE TRENDS : AUGUST 2010			
	NATL	AZ	MARICOPA CTY
NODs	44,887	18	16
NTSs	95,887	10,877	7,661
NFSs	51,116	0	0
LISs	51,582	0	0
REOs	95,364	5,615	3,861