

Flip Houses Like Burgers With No Money Or Credit

Now in a newly updated second edition, this guide covers all the ins and outs of buying, renovating, and reselling distressed properties at big profits. Berges shows investors how to excel at every aspect of flipping, from finding great deals to analyzing property values, negotiating sales, and closing deals.

“Shows us how to turn passion into profit.”—Tony Robbins, bestselling author of *Awaken the Giant Within* Michael Corbett—host of *Extra’s Mansions and Millionaires*—shares his strategies, tips, and never-before-revealed insider techniques that have helped him make a fortune in real estate. This book is for aspiring flippers, first-time home buyers, or any homeowner who wants to create big profits and own their ultimate dream home—mortgage free! Starting with the essentials, Corbett shares how to crunch the numbers to instantly determine a house’s profit potential. He then covers every step from purchase to sale:

- Get the profit-making house at the price you can afford
- Make the improvements that make you millions
- Insider secrets that save you thousands
- Take advantage of the market’s ups and downs
- Sell your home tax free and pocket the profits

Filled with practical tips, illustrated with before-and-after case studies and easy to use charts and worksheets, *Find It, Fix It, Flip It!* offers the insider expertise

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needed to tap into an exciting—and potentially limitless—new source of income and financial independence.

A marathon dance mix consisting of thousands of mashed up text and image samples, In the House of the Hangman tries to give a taste of what life is like there, where it is impolite to speak of the noose. It is the third part of the life project Zeitgeist Spam. If you can't afford a copy ask me for a pdf.

Popular Science gives our readers the information and tools to improve their technology and their world. The core belief that Popular Science and our readers share: The future is going to be better, and science and technology are the driving forces that will help make it better.

Simple rhyming text follows the steps in making and eating a tasty hamburger. Ryan Wells Olivia North was everything I always wanted. From the moment I laid eyes on her, I knew nothing would stop me from having her. Not even being her professor. In the end, I got her. Got the white picket fence and historic home, too. But nothing could replace the babies we lost before they were ever born, or the sleepless nights that followed. We made a pact once, in those early days of grief. We would always put each other first and be honest about everything. Because the only way through our mourning would be together. Until it wasn't. When our last baby was stillborn, I was afraid I'd lose Olivia forever. The vibrant woman I'd

married was slipping away under the weight of her unbearable pain. So, when Brighton Kerrington moves in next door to renovate his uncle's property, and I see light return to those haunted blue eyes, what do I do? The one thing that could cost me my entire world. I'd do anything to see Liv happy again—even if it means ripping my own heart in two to sew hers back together again. But when pleasure replaces pain, the truth exposes more than we bargained for. What was meant to bind us together in love might be the very thing that tears us apart. They say the truth shall set you free. They never tell you the cost.

A deep-dive into the art and philosophy of making the perfect hamburger, with recipes for game-changing burgers and all the accoutrements. Chris Kronner has dedicated his creative energy, professional skills, and a lifetime of burger experiences to understanding America's favorite sandwich. In his debut cookbook, this trusted chef reveals the secrets behind his art and obsession, and teaches you how to create all of the elements of a perfect burger at home. Including tips for sourcing and grinding high-quality meat, musings on what makes a good bun, creative ideas for toppings (spoiler alert: there are more bad ideas out there than good, and restraint is the name of the game), and more than forty burger accompaniments and alternatives—from superior onion rings to seasonal salads to Filet-O-Fish-inspired Crab Burgers—this book is not only a

burger bible, but also a meditation on creating perfection in simplicity. This guide provides an overview of the many components of the popular practice of flipping properties. Coverage spans the flipping process from start to finish—finding, buying, fixing up, and selling—and the variables needed to make all of those steps successful and profitable. Also included is coverage on negotiating, property inspections, mortgages, taxes, and working with contractors, brokers, and real estate agents. The book is perfect for responsible investors who want to flip houses the right way and steer clear of legal gray areas that get some investors into trouble.

Cailyn Roberts survived a brutal attack that left her 11 year old daughter dead and herself in a coma. When she awoke her world was shattered. With nothing left she searched for a reason to live, she found it, vengeance. When your soul is empty, darkness finds a great place to live."Wanted" is the new novel from the mind of Crystal Hickerson waiting to get out, however there are some doors that should never be opened. Do you dare?

Imagine this: you're face-to-face with a motivated seller. You thought they wanted to sell their house to you... but now that you are sitting across the table from them, they won't budge. WHY NOT?!? If you are a real estate investor, perhaps this has happened to you (just as it has happened to nearly every other investor,

too). The truth is: most investors get stuck when talking to a seller, and they struggle with closing the deal. That's where Tony "The Closer" Robinson can help. Tony is called "The Closer" because of his ability to close sellers simply and efficiently using skills he learned... and skills he teaches other people too. Tony has dedicated his life to helping investors learn the secrets to closing more deals... even if they have zero sales experience! In this book, real estate investors will learn the 21 secrets that Tony uses to close more deals than most investors ever dream of closing. His secrets include...- How he shifted his mindset to master sales, and how you can do the same- The right way to use the phone (most people do it wrong)- The simple yet powerful technique to overcome objections- The one thing most investors don't do (which virtually guarantees they'll lose the deal)- His "million dollar strategies" for investors to follow step-by-step Tony has used these strategies to close more than 1,000 deals and he still uses them every single day. How many more deals will YOU close when you've learned these secrets? You do not have to be born with sales skills, nor do you need any sales training or experience. Simply pick up a copy of Tony's book right now and discover his 21 proven secrets to close more motivated sellers than ever before!

A Washington Post bestselling cookbook Become the favorite family chef with

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100 tested, perfected, and family approved recipes. The healthy cookbook for every meal of the day: Once upon a time, Jenn Segal went to culinary school and worked in fancy restaurants. One marriage and two kids later she created Once Upon a Chef, the popular blog that applies her tried and true chef skills with delicious, fresh, and approachable ingredients for family friendly meals. With the authority of a professional chef and the practicality of a busy working mom, Jenn shares 100 recipes that will up your kitchen game while surprising you with their ease. • Helpful tips on topics such as how to season correctly with salt, how to balance flavors, and how to make the most of leftovers. • Great recipes for easy weeknight family dinners kids will love, indulgent desserts, fun cocktails, exciting appetizers, and more. • Jenn Segal is the founder of Once Upon a Chef, the popular blog showcasing easy, family friendly recipes from a chef's point of view. Her recipes have been featured on numerous websites, magazines, and television programs. Fans of Chrissy Teigen, Skinnytaste, Pioneer Woman, Oh She Glows, Magnolia Table, and Smitten Kitchen will love Once Upon a Chef, the Cookbook. With 100 tested, perfected, and family approved recipes with helpful tips and tricks to improve your cooking. • Breakfast favorites like Maple, Coconut & Blueberry Granola and Savory Ham & Cheese Waffles • Simple soups, salads and sandwiches for ideal lunches like the Fiery Roasted Tomato Soup paired

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with Smoked Gouda & Pesto Grilled Cheese Sandwiches • Entrées the whole family will love like Buttermilk Fried Chicken Tenders • Tasty treats for those casual get togethers like Buttery Cajun Popcorn and Sweet, Salty & Spicy Pecans • Go to sweets such as Toffee Almond Sandies and a Classic Chocolate Lover's Birthday Cake

Presents recipes ranging in difficulty with the science and technology-minded cook in mind, providing the science behind cooking, the physiology of taste, and the techniques of molecular gastronomy.

Nasar El-arabi worked a few jobs after graduating college. He quickly found out that the 9-5 corporate life was not for him. After being fired from a job in 2012, Nasar was left with 2 options- sink or swim. He decided to sail on a yacht across rough oceans. Since then Nasar has flipped over 100 homes, most of which were done with no money nor credit. He has not only managed to flip homes like burgers, he has also been able to inspire others. Through his volunteer efforts, Nasar continues to impact many, from kids to Adults.

Shake Shack's first-ever cookbook, with 70 recipes and plenty of stories, fun facts, and pro tips for the home cook and ShackFan, as well as 200 photographs. Follow Shake Shack's journey around the world; make your own ShackBurgers, crinkle-cut fries, and hand-spun frozen custard shakes at home; and get a

glimpse into the culture, community, and inner workings of this global phenomenon.

Childhood buddies whose paths have diverged reunite on a late summer afternoon for some beer, grilling and weed-but deep within their friendships lurk ghosts that rock the patio beneath them. Bitingly comic and ruthlessly recognizable, this is the story of a generation at war with itself over what it means to man up.

“With *The Good Stuff Cookbook*, Spike Mendelsohn applies his limitless imagination to classic American comfort food” (Tom Colicchio, chef/owner of Craft restaurants). “Spike knows how to bring the fun to bun.” —Rachael Ray

One of the most popular contestants ever on the hit television show *Top Chef*, Spike Mendelsohn is one of the hottest celebrity chefs on the scene. His restaurant in Washington, DC, *Good Stuff Eatery*, has been a resounding success and even claims Michelle Obama as a fan. In *The Good Stuff Cookbook*, Chef Spike serves up fast, fun, and fresh recipes for classic fare like burgers, sides, shakes, and desserts, as well as menu suggestions for all types of events, from big parties to casual family dinners. You’ll find old favorites with a twist: unique and tasty sauces and mayonnaises like *Good Stuff Sauce* and *Curry Mayonnaise*; fan-favorite sides like *Baked Sweet Potato Fries* and *Bacon-*

Wrapped Asparagus; the famous Toasted Marshmallow Milkshake, malts, and floats; and, of course, Chef Spike's crowd-pleasing burgers made with beef, turkey, chicken, pork, and even lamb. Featuring 120 fresh and delicious recipes and 140 full-color photos, this is the perfect all-American cookbook for anyone who loves great casual comfort food like burgers, fries, and shakes, but wants to mix things up with a gourmet touch. "Chef Spike Mendelsohn has a pulse on the American heartbeat for delicious, soul-satisfying comfort foods." —Chef Art Smith

Living within an "instant gratification society is a major reason why personal finance is not taught in school or is properly conveyed to children by their parents. This causes many to live for today without planning for tomorrow. Therefore, I'm Not Flipping Burgers When I'm 70 was written to guide the reader through the personal finance process to make up for lost time. It conveys that one must live for today while planning for tomorrow. Topics include budgeting, money management, the complete home ownership process from finding a realtor to the closing, and principles for investing money. It is designed for the beginner to the intermediate individual, but applies to anyone when it comes to personal finance. The purpose of the book is to educate, without being overpowering, yet leaving the reader feeling responsible to be a decision maker. This easy to read book provides answers that are difficult to find and uses tables,

checklists, tips, and visual aids to enhance the learning curve.

Considered by many to be mentally retarded, a brilliant, impatient fifth-grader with cerebral palsy discovers a technological device that will allow her to speak for the first time.

(Applause Acting Series). Lawrence Harbison has selected 100 terrific monologues for men from contemporary plays, all by characters between the ages of 18 and 35 perfect for auditions or class. There are comic monologues (laughs) and dramatic monologues (no laughs). Most have a compelling present-tense action for actors to perform. A few are story monologues and they're great stories. Actors will find pieces by star playwrights such as Don Nigro, Itamar Moses, Stephen Adly Guirgis, and Terence McNally; by exciting up-and-comers such as Nicole Pandolfo, Peter Sinn Nachtrieb, Crystal Skillman, Greg Kalleres, Reina Hardy, and J. Thalia Cunningham; and information on getting the complete text of each play. This is a must-have resource in the arsenal of every aspiring actor hoping to knock 'em dead with his contemporary piece after bowling over teachers and casting directors alike with a classical excerpt.

In this book, Tony shows you how to build wealth in real estate utilizing a multiple streams of income approach to doing business. Tony illustrates how to combine multiple strategies to build a real estate portfolio using various profit centers and

exit strategies, that grant you income from multiple real estate sources. Tony also teaches you his "playing monopoly in real life" philosophy that focuses on you building wealth and creating your micro-economy, by having properties on your board. This book also teaches you how to experience various hefty paydays while minimizing the tax consequences associated with selling properties. This book is designed to help you create a strategy that gives you the ability to navigate through various real estate cycles. Multiple Streams of Income is full of practical strategies and methods to build wealth in real estate thus securing your financial freedom and retirement.

The Great American Burger Book is the first book to showcase a wide range of regional hamburger styles and cooking methods. Author and burger expert George Motz covers traditional grilling techniques as well as how to smoke, steam, poach, and deep-fry burgers based on signature recipes from around the country. Each chapter is dedicated to a specific regional burger, from the tortilla burger of New Mexico to the classic New York-style pub burger, and from the fried onion burger of Oklahoma to Hawaii's Loco Moco. Motz provides expert instruction, tantalizing recipes, and vibrant color photography to help you create unique variations on America's favorite dish in your own home. Recipes feature regional burgers from: California, Connecticut, Florida, Hawaii, Iowa, Kansas,

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Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, New Jersey, New Mexico, New York, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Utah, and Wisconsin.

SOLID GROUND shatters the popular myths in today's culture about how to create a successful life and career. Tom Lewis offers both a road map and a compass for discovering True North. Following these principles will not only put you on SOLID GROUND, it will significantly improve your chances of finding success and happiness. TOM LEWIS is an award-winning entrepreneur and philanthropist who overcame career setbacks, tough competition, and a life-threatening illness to reach the pinnacle of success – and more importantly – fulfillment. He shares his journey and his advice in this very personal and profound book. Ten years from now you will thank yourself for reading this book. It will change the trajectory of your life.

A sweet contemporary romance about a boy who falls in love with his best friend and the girls who help them get together. Jamie Peterson has a problem: Even though he tries to keep his feelings to himself, everyone seems to know how he feels about Mason, and the girls in his art class are determined to help them get together. Telling the truth could ruin Jamie and Mason's friendship, but it could also mean a chance at happiness. Falling in love is easy, except when it's not,

and Jamie must decide if coming clean to Mason is worth facing his worst fear. In *Fan Art*, Sarah Tregay, the author of the romantic *Love and Leftovers*, explores the joys and pains of friendship, of pressing boundaries, and how facing our fears can sometimes lead us to what we want most. *Fan Art* is perfect for fans of contemporary romances as well as novels like *Two Boys Kissing* by David Levithan and *Openly Straight* by Bill Konigsberg.

Lay the foundation for successful flipping and bring home the bucks Want to flip houses? This no-nonsense guide gives you the inside scoop on buying, renovating, and selling property, with plenty of time- and money-saving tips to keep you on budget and on schedule. You get savvy strategies for negotiating deals, modernizing for maximum profit, marketing your home, avoiding common blunders, and staying afloat in a slow market. Make money in any market — discover simple guidelines that will help you to profit no matter what the economic climate Secure funding for your flip — explore all your options for the capital you need Build a budget — understand all the costs you may face and avoid any costly surprises Maximize your tax savings — get valuable tips on what expenses you can deduct Find buried real estate treasures — learn how to spot homes with untapped potential and how to buy homes from foreclosures and tax sales Buy property at the best price — find out negotiation secrets that will add

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thousands of dollars to your bottom line Renovate your property for maximum profit — make renovations that add real value to your home Market your home — dazzle prospective buyers with through marketing materials and home staging Open the book and find: Who you need on your team How to determine a realistic resale price Creative financing options What questions to ask before you buy How to buy foreclosure properties in the U.S. Which quick fixes enhance a home's value When to take on major structural enhancements How to negotiate the sale to maximize your profit

Wicked Good Burgers fearlessly incorporates new techniques, inspirations, and ingredients to take the burger to the next level.

Often humorous, always resonant, the ten stories in *Survival House* not only look back to the collective mind of doom in the atomic age of the 1950s and 1960s, but also address its legacy in our time—the emergence of new nuclear powers, polarizing politics, and the ever-tightening grip of corporations. In contemporary stories, such as “Doom Town,” a festival annually celebrates the survival of the human race by conducting riotous air raids. In “The Trans-Siberian Railway Comes to Whitehouse,” a bar owner desperately clings to a new all-things-Russian theme to save himself from financial ruin. Other stories, set in the 1960s, recast the Cuban Missile Crisis, Kennedy assassination, and Space Race in personal histories of the human heart that remind us

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what it takes to endure—both then, and now.

Calling all Bob's Burgers fans! Our Mad Libs features 21 hilarious, original stories inspired by the hit FOX television series! At only \$3.99 this book makes a great buy for all your Bob's Burgers-obsessed friends!

Real estate has probably made more millionaires than any other financial vehicle. Flipping Properties highlights one method of investing in real estate, "flipping," which is a great way to begin building wealth with real estate. Flipping is growing so popular, in fact, that in Broomfield, CO (a suburb of Denver), 40 percent of newly built homes were sold to investors who intended to "flip" the properties. This practice is continuing to grow in cities across the country. Flipping Properties teaches beginners how to reap the financial and personal rewards of a full or part-time venture in real estate investing, including cash flow, security, and long-term wealth.

After an automobile accident kills his fiancée, Channing Hayes puts his stand-up comedy career on hold and teaches his trade to his fiancée's sister Heather, but when she goes missing, Channing must work to find and protect her.

The Duplex - The Duplex may be home, but for Ryan Paulson it represents poverty and a sense of shame he aches to leave behind. Ryan and his best friends Jeff and Barbie follow different paths of exit, wary that any escape could lead someplace far worse. They bear suffering and emotional turmoil and find that even if they leave the duplex behind, their lives are forever connected. Covering thirty years of heartaches and

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triumphs, Ryan paints a portrait of hope, endurance and the value of special friendships. - The House on River Road - When Gena first hears Jacob singing at a college bar, she believes he'll be her husband someday. While she attempts to pry out the details of his life, she's thrust into a world of parties, fist fights and tangled relationships with Jacob and his housemates. She learns how easily personalities clash and friendships strain when nine college kids live under one roof. Gena describes her whirlwind year at the house on River Road, navigating the dynamics of this lifestyle.

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The plays collected in this volume give artistic expression to the devastation wrought by Hurricane Katrina, especially at the level of individual lives forever altered. Besides telling the kinds of stories that the news media could not, these plays explore the deeply rooted problems plaguing New Orleans and illuminate many social, political, and environmental issues central to American life. The factual basis of these plays serves a documentary purpose, but, as drama, they personalize the events surrounding the storm, depicting unimaginable anguish, powerlessness, and displacement as well as courage, communal spirit, and activism.

New York Times Bestseller The Bob's Burgers Burger Book gives hungry fans their best chance to eat one of Bob Belcher's beloved specialty Burgers of the Day in seventy-five original, practical recipes. With its warm, edgy humor, outstanding vocal cast, and signature musical numbers, Bob's Burgers has become one of the most

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acclaimed and popular animated series on television, winning the 2014 Emmy Award for Outstanding Animated Program and inspiring a hit ongoing comic book and original sound track album. Now fans can get the ultimate Bob's Burgers experience at home with seventy-five straight from the show but actually edible Burgers of the Day. Recipes include the "Bleu is the Warmest Cheese Burger," the "Bruschetta-Bout-It Burger," and the "Shoot-Out at the OK-ra Corral Burger (comes with Fried Okra)." Serve the "Sweaty Palms Burger (comes with Hearts of Palm)" to your ultimate crush, just like Tina Belcher, or ponder modern American literature with the "I Know Why the Cajun Burger Sings Burger." Fully illustrated with all-new art in the series's signature style, The Bob's Burgers Burger Book showcases the entire Belcher family as well as beloved characters including Teddy, Jimmy Pesto Jr., and Aunt Gayle. All recipes come from the fan-created and heavily followed blog "The Bob's Burger Experiment." Could you hold down two full-time fast-food jobs while building a real estate empire? High school dropout James Hatton did just that. For years Hatton saved his earnings and wisely invested them in rental properties. James was on the brink of his greatest real estate success-tearing down crack houses to rebuild affordable family dwellings in his hometown of Columbia, Tennessee-disaster struck. The financial crisis of 2007-8 caused his bank to call his loans, and James eventually lost all of his properties. Undaunted by the setback, James reinvented his life by becoming a sandwich shop franchise owner. Spending all but his last few dollars on the shop's renovation, James

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could not afford the shop's first food delivery. As a final act of desperation, James borrowed \$500 to place a bet on a sporting event. The bet paid off, and James was able to open the store. That single wager cost Hatton a portion of his soul and over the next few years, he danced with gambling addiction. Can you imagine winning a year's wages on one bet only to lose everything over a few weeks? That was James Hatton's reality. Through the assistance of those closest to him and his strong faith in God, James overcame his addiction. Currently, James is setting his sights on reclaiming his initial dreams of becoming a real estate tycoon. James' story is an inspirational tale of personal and professional redemption. With a message of no matter how many times life knocks you down, you can get back up again, the ever-evolving story of James Hatton is sure to motivate you to achieve your dreams.

Explores the homogenization of American culture and the impact of the fast food industry on modern-day health, economy, politics, popular culture, entertainment, and food production.

A New York Times Bestseller Winner of the James Beard Award for General Cooking and the IACP Cookbook of the Year Award "The one book you must have, no matter what you're planning to cook or where your skill level falls."—New York Times Book Review Ever wondered how to pan-fry a steak with a charred crust and an interior that's perfectly medium-rare from edge to edge when you cut into it? How to make homemade mac 'n' cheese that is as satisfyingly gooey and velvety-smooth as the blue

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box stuff, but far tastier? How to roast a succulent, moist turkey (forget about brining!)—and use a foolproof method that works every time? As Serious Eats's culinary nerd-in-residence, J. Kenji López-Alt has pondered all these questions and more. In *The Food Lab*, Kenji focuses on the science behind beloved American dishes, delving into the interactions between heat, energy, and molecules that create great food. Kenji shows that often, conventional methods don't work that well, and home cooks can achieve far better results using new—but simple—techniques. In hundreds of easy-to-make recipes with over 1,000 full-color images, you will find out how to make foolproof Hollandaise sauce in just two minutes, how to transform one simple tomato sauce into a half dozen dishes, how to make the crispiest, creamiest potato casserole ever conceived, and much more.

There is ONE PURPOSE in reading this book. That is, to show you by actual example that it IS possible to make money Buying and Selling Real Estate, also referred to as FLIPPING, and that it is NOT what you think! You've SEEN the AD's in Print. You've seen them on TV. You've seen the Infomercial's. You've seen the YouTube Video's. You've read some of those Books AND you've probably been to one of those FREE SEMINIARS on How To Get Rich FLIPPING, and MIGHT have even been taken to the cleaners for the Big Powerhouse Program that just didn't seem to work for you. Well, it CAN be done. It's not easy, but it's not easy FLIPPING BURGERS all day either. It's takes some time and dedication to "find" the right property, buy it right and know how to

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sell for the right price. ALL of the things you need to know are in this comprehensive but short book, and all written by a 43 year successful Real Estate Broker...that just Happens to also be "Honest". This book is not written for the Harvard Graduate or the unscrupulous Slum Lord type Investor, but rather the Average Guy, Joe the Plumber type guy that doesn't mind working hard and taking some risk but would like for once for someone just to be honest about what it takes to do it.

Establishing an interdisciplinary connection between Food Studies and American literary scholarship, Piatti-Farnell investigates the significances of food and eating in American fiction, from 1980 to the present day. She argues that culturally-coded representations of the culinary illuminate contemporary American anxieties about class gender, race, tradition, immigration, nationhood, and history. As she offers a critical analysis of major works of contemporary fiction, Piatti-Farnell unveils contrasting modes of culinary nostalgia, disillusionment, and progress that pervasively address the cultural disintegration of local and familiar culinary values, in favor of globalized economies of consumption. In identifying different incarnations of the "American culinary," Piatti-Farnell covers the depiction of food in specific categories of American fiction and explores how the cultural separation that molds food preferences inevitably challenges the existence of a homogenous American identity. The study treads on new grounds since it not only provides the first comprehensive study of food and consumption in contemporary American fiction, but also aims to expose interrelated politics of

consumption in a variety of authors from different ethnic, cultural, racial and social backgrounds within the United States.

Ellie Bernstein is still a fan of the TV series M*A*S*H. So are a lot of other people in Colorado Springs. In fact, years ago at a M*A*S*H bash to watch the show's finale, everyone came as their favorite character. Now, after having lost fifty-five pounds, Ellie sure looks a lot more like Hot Lips. But that claim to fame might be dangerous. There's a killer on the loose, and the show's look-alikes are being murdered. What twisted motive lies behind the killings? Ellie's dying to see the ending of this serial killer's saga... "Bernstein is a wonderful heroine...now that she's gotten rid of her philandering husband and kept off those extra 55 pounds, she can revel in her job, her earthy affair with Lt. Peter Miller, and her search for the killer." --Kirkus Reviews

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