

The Probate Sale



Let us Help You

Call on us for referral services!

- ✓ Clean up and Haul Away Services
- ✓ Housecleaning Services
- ✓ Liquidation & Estate Sale Specialists
- ✓ Eviction Services
- ✓ Licensed Pest Control Companies
- ✓ Moving Companies
- ✓ Painters, Plumbers, Electricians
- ✓ Licensed Contractors
- ✓ Certified Trust and Estate Attorneys

Ready to get started?

Call now for a free consultation



Experience You Can Trust



Greg Ziemba, Broker

Certified Appraiser

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Certified Probate Specialist

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REAL ESTATE

www.ZRealEstateOC.com

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Selling Real Estate through Probate & Trusts



Settling the estate of a loved one can be overwhelming. There are many tasks and responsibilities, including settling debts and the distribution and sale of real estate.

Our goal is to help you through the selling process with patience, care, sensitivity and understanding.

We specialize in assisting out-of-area Sellers who need the support and guidance of local Real Estate experts. Let us help you manage the sale of the property

Every Step of The Way!



Glossary

Administrator:

A person or institution appointed by a court to act on behalf of the deceased person in connection with the administration of a decedent's estate.

Executor:

The individual or corporation appointed in a will by a testator to take care of the testator's property after his/her death. Also called a Personal Representative.

Heir:

The person who inherits property under state law.

Probate Administration:

The legal process of handling the affairs of one who has died. Settling the estate may involve paying bills, distributing assets and selling real estate.



Questions? Call us

714.403.0153 Greg Ziemba

714.473.7355 Rachel Masamori

REAL *Z* ESTATE

How will I sell the Property?

Preparing the property for sale doesn't have to be complicated. Let us help you!

Your Marketing Plan Will Include:

- ✓ Professional Photos
- ✓ Professional Staging
- ✓ Virtual Tour
- ✓ Local Broker's Tour
- ✓ Buyer Delivery System
- ✓ Open House System
- ✓ Direct Neighborhood & Local Marketing
- ✓ Professional Sign & Monitored Lock Box
- ✓ Multiple Listing Service
- ✓ Global Internet Exposure



When Can I Sell The Property?

Step 1: Prepare and File Petition for Probate

Step 2: Court Hearing on the Petition

Step 3: Court issues Orders for Probate and Letters of Administration or Letters Testamentary

What is the Property Worth?

The Petition for Probate will ask you for the value of the property. As licensed appraisers, we can provide:

- *Date of Death Appraisal*
- *Trust Valuation*



The property value will be determined through an interior inspection and review of recent comparable sales in the area.

We complete a high volume of appraisals every month and are intimately familiar with the value of Real Estate in Orange County. We also cover portions of Los Angeles, Riverside and San Bernardino counties.

Call us now to schedule an appraisal!

(714) 403-0153

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