



*Your company is the greatest, I can't imagine going through this process without your help. I appreciate the time you spent with me and introducing me to an attorney—Thank you so much
Hilda A.*

What is Probate?

Probate is a legal process whereby a will is proved in court and accepted as a valid public document that is a true testament of the deceased. It is a means of transferring assets.

A person who dies without a Will is said to be intestate—without a Will.

Who are the parties in a Probate?

- The Administrator, the Executor, named in the Will or Trust
- Trustee
- Probate Attorney
- Probate Judge
- Probate Referee
- Probate Clerk
- Creditors
- Heirs

Duties of the Administrator/Executor—Summarized

- Reading of the Will, if there is one
- Safeguards the Assets
- Petition the court for probate of the Will
- Assembles and inventories estate assets and manages for the term of the Probate
- Procures appraisal of all assets
- Responsible for selling and or managing the real estate
- Pays the taxes for the estate, if any
- Settles Creditor claims
- Distributes Probate Estate as ordered by the court
- Obtains final discharge

Why you need a Certified Probate Specialist

The Process:

- The process can be overwhelming
- You need an experienced Certified Probate Specialist that understands the process, so you do not experience unnecessary delays
- We have an expanded list of Probate Attorneys
- We have Vendors that are “boots on the ground” to repair and maintain the property, and rekey, if necessary
- We secure the property if vacant
- We evaluate the value of the property and provide a marketing plan

Our Practice:

- We are experts in real estate, so you can sell the real estate quickly if need be;
- Or we can list the real estate for sell on the local MLS for the highest possible return
- We clean organize, declutter and stage the property for maximum value and maximum return
- If the estate is short on funds, we arrange for short term financing until the property is sold

SERVICES WE PROVIDE

- ✓ Comparative Probate Market Analysis
- ✓ Liquidate personal property
- ✓ Handyman and contractor services
- ✓ Clean up services and staging is optional
- ✓ Donation to organizations of unwanted items
- ✓ Locksmith services
- ✓ Referral to many more professional services as needed
- ✓ Short term financing available

Call **Mickelin** for questions.

We get the job **DONE** and **DONE** right the first time!

Call for a FREE 30 min consultation!

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Mickelin Burnes-Browne
Broker


BRE# 01082776

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MICKELIN BURNES-BROWNE REAL ESTATE

*We specialize in the Selling
of Probate Properties*



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