

The Probate Timeline :

Process :	Duration
Prepare and File Petition for Probate	1-2 months
Court hearing on the Petition for Probate	2-3 months
The following are issued: Letters of Administration, Orders for Probate, Duties and Liabilities, Issue Bond (if ordered), & **Letters Testamentary **	2-4 months (if not contested)
Notice to Creditors	2-4 months
Notice to Department of Health Services Inventory & Appraisalment	4-8 months
Pay State and Federal Taxes (if necessary)	6-12 months
Allow or Reject Creditor Claims	
Possible Preliminary Distributions	
Notice to Department of Health Services (if deceased received medical)	
Notice to Franchise Tax Board (if heir is out of state)	
Claim of Exemption (if assets transfer to a minor)	6-15 months
Receive Final Tax Letter from State and Federal (if appropriate)	6-18 months
File Petition for Final Distribution and Accounting	8-16 months
Hearing on Petition for final Distribution and Accounting	
Order Approving Final Distribution and Accounting	
Distribution of Assets to Heirs	9-17 months
Final Discharge Order (indicates close of probate case)	9-18 months
Final Distribution of Funds	9-18 months

Services We Offer :

- ⇒ Comparative Market Analysis (CPMA)
- ⇒ Probate Attorney Referral
- ⇒ CPA or Accountant Referral
- ⇒ Clean-Up and Trash Removal
- ⇒ Moving and Storage
- ⇒ Handyman/Tradesmen/Contractor
- ⇒ Personal Property Valuation & Sales
- ⇒ Rental & Leasing
- ⇒ Progress Reports & More...

We offer specialized knowledge in handling the complexities of probate sales, which often have unique legal and financial requirements. Expertise, experience, and resources is an invaluable asset ensuring the property is sold at the best price possible.



Robert Ortega, Agent

Certified Probate Expert

D.R.E. Lic. # 01167918



www.FindMyValleyHome.com

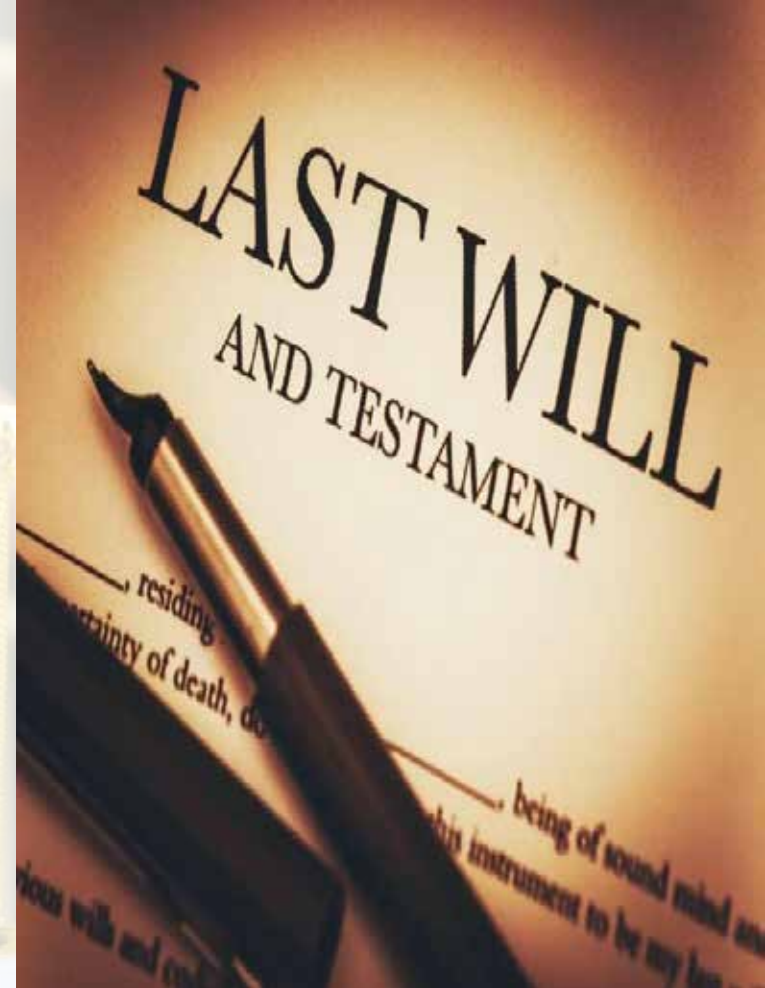


(818) 7-BE-HOME or (818) 723-4663,
(310) 890-3434

U.S. Probate Service Member

Servicing Los Angeles and Surrounding Counties

Keller Williams Real Estate D.R.E Lic. # 01367726

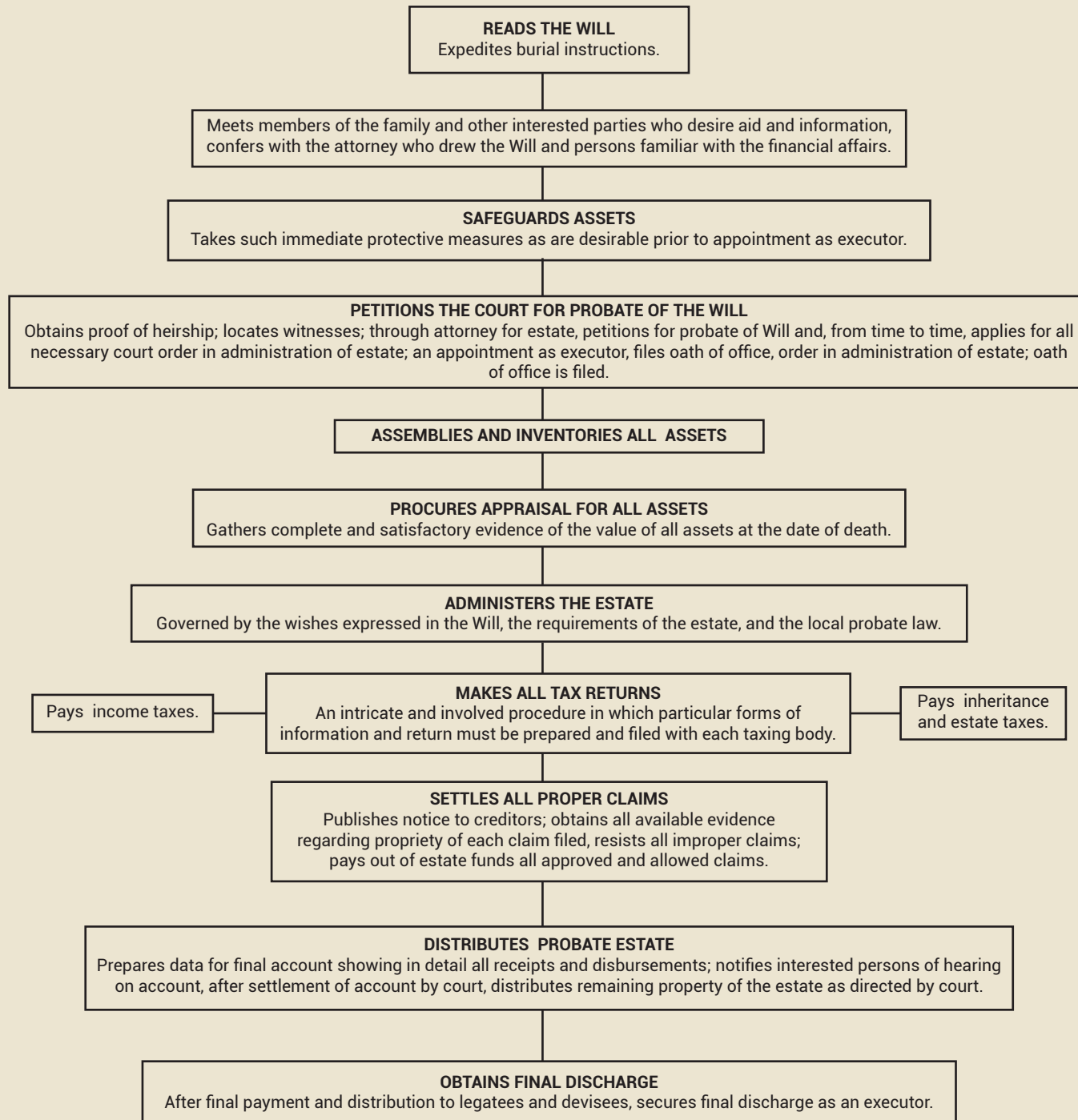


PROBATE, CONSERVATORSHIP & TRUST

SALES & SERVICE



Estate Executor's Duties During the Probate Process



Our Promise

-  **Navigate with Ease:** Probate sales can be complex and emotionally taxing. Our real estate experience will guide you through every step, nursing a smooth and stress-free process.
-  **Maximize Value:** With in-depth market knowledge and negotiation skills, we strive to get you the best possible price for your property. Our expertise can make a significant difference in the final sale value.
-  **Speed and Efficiency:** Time is of the essence in probate sales. We work diligently to expedite the process, aiming for a swift and successful sale without compromising on price.
-  **Legal and Ethical Compliance:** Navigating the legalities of probate sales can be daunting. We are well-versed in the relevant laws and ethics, ensuring a fully compliant and transparent process.
-  **Personalized Service:** We understand that every probate sale is unique. We provide personalized attention, tailoring our approach to meet your specific needs and circumstances.
-  **Peace of Mind:** With Robert Ortega & Associates by your side, you can rest assured that your probate sale is in capable hands, allowing you to focus on what matters most during this challenging time.
-  **Act Now:** Don't let the complexities of a probate sale overwhelm you. Contact us today for a consultation and discover how we can help you achieve a successful and satisfactory real estate sale.

For more info, call:

Robert Ortega

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(818) 723-4663 or (310) 890-3434

RealtorRobertOrtega@gmail.com