



FILE PETITION FOR PROBATE



HEARING DATE

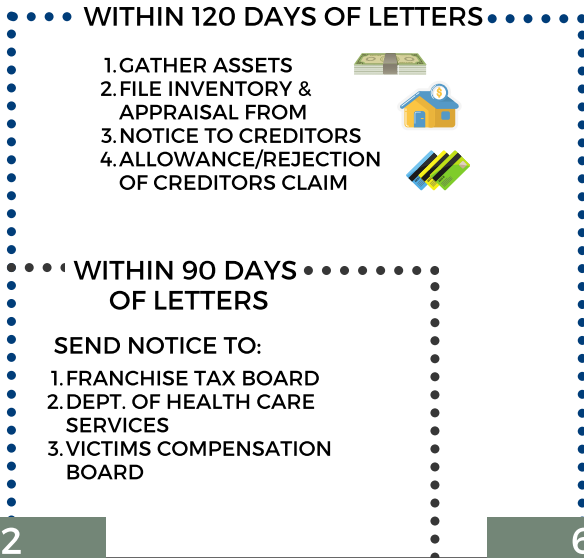
START

5-6 WEEKS

2 MONTHS

6 MONTHS

END 12 MONTHS



REAL ESTATE TRANSACTION: FULL AUTHORITY - IAEA

- SIGN LISTING AGREEMENT
- PROBATE PURCHASE AGREEMENT
- OPEN ESCROW
- NOTICE OF PROPOSED ACTION - 15 DAYS
- ESTATE EIN #
- OPEN ESTATE BANK ACCOUNT
- DRAW LOAN DOCS
- CLOSE ESCROW



REAL ESTATE TRANSACTION: LIMITED AUTHORITY - IAEA

- SELLING PRICE MUST BE WITHIN 90% OF REFEREE'S APPRAISED VALUE
- 10% CUSTOMARY COURT DEPOSIT
- PUBLISH IN NEWSPAPER FOR SALE
- ACCEPT AN OFFER
- REPORT OF SALE & PETITION FOR ORDER CONFIRMING SALE
- NOTICE TO BUYER, BENEFICIARIES, INTERESTED PARTIES
- COURT HEARING DATE TO CONFIRM SALE & OVER BIDDING PROCESS
- COURT ORDER
- CLOSE ESCROW



PETITION FOR FINAL DISTRIBUTION (ACCOUNTING)

- TAXES:
- PROP 58 & 193
 - CAPITAL GAIN
 - ESTATE TAXES - FORM 706



COURT HEARING

NOTICE OF 1st COURT HEARING DATE PUBLISHED IN NEWSPAPER



- LETTERS ISSUES BY COURT
- ORDER FOR PROBATE
- DUTIES & LIABILITIES OF PR
- ISSUE BOND

- RECEIPT ON DISTRIBUTION
- EX PARTE PETITION FOR DISCHARGE
- CASE CLOSED

The Probate Process



Erick Claudio | 323-571-1124 | DRE#02000236