

What is a C.P.R.E.S.?

A certified probate real estate specialist, or CPRES, is a real estate professional who has completed an educational certification program centered around the probate process. This individual specializes in helping families navigate the estate process after a relative or other benefactor passes away.

In addition to guiding you through the paperwork and other legal aspects of probate court, your CPRES can also recommend inspectors, appraisers, contractors and other professionals. This ensures that the passed-down property is accurately appraised, necessary repairs are made and that it is prepared to go on the market.

A CPRES-designated realtor will also walk you through every step of the marketing, negotiation, sale and escrow processes. They can help you market, sell and manage the proceeds from an estate-passed property as per the probate court's rules. They also ensure that the sale of the property is as successful as possible.

Your CPRES will maintain communication among all heirs, minimizing conflict and making an already emotional process easier for all involved.



Finding an agent that's right for you >>>

- Must have a C.P.R.E.S. designation
- Understands the needs of the estate
- Able to represent you at the courthouse
- Be able to speak the legal language required in the probate process
- And much more

Let me help you with:

- Locksmiths & Re-Keying
- Trash Removal
- Personal Property Sales
- Contractors & Repairs
- Clean Out Services
- and much more!

For immediate assistance call NOW...

484.336.6378

or on the web at
www.lorisellsberks.com

2213 Quarry Drive West Lawn, PA 19609



CPRES CERTIFICATION



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REAL ESTATE
COMPANY



This is what our clients are saying about us...

Lori is a very dedicated agent. She is someone who goes above and beyond what is expected. She is always looking for the best possible solutions to provide a smooth transaction. Thank you Lori!!

Deb Shaffer

Lori was great to work with! She made the entire sales process easy to understand from start to finish. She responded to our phone calls quickly and got any questions answered in a timely manner. She kept us up to date on the various items/steps involved in the sales transaction, and explained them in simple, understandable way. She provided us good advice on anything that we encountered. We would not have achieved the results we arrived at without her. She is a true professional - we would recommend her to anyone.

Chetwin & Kimberly Cooke PA

My Mission

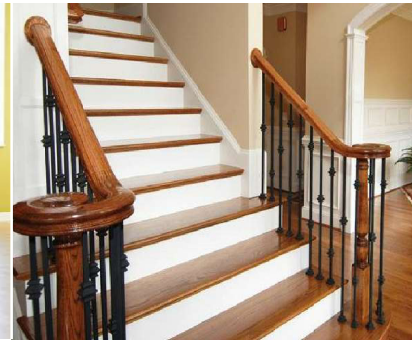
After experiencing the Probate process for my own parents, I recognized the communities need for a full service professional to guide families through the process of selling an estate.

My purpose is to help families navigate the probate process painlessly, and sell their inherited real estate assets for the highest possible price.

Servicing you, I utilize an incredible plan, conduct title searches, strategize about how to solve challenges facing the property, and make sure we are meeting court requirements.

The Process...

- ✓ Prepare & File Petition for Probate 1-2 Months
- ✓ Court Hearing on the Petition for Probate 2-3 Months
- ✓ The Following are issued: Letters Administration , Order for Probate, Duties & Liabilities, Issue Bond 2-4 Months
- (if ordered), & **Letters of Testamentary.
- ✓ Notice to Creditors 2-4 Months
- ✓ Notice to Department of Health Services 4-8 Months
- Inventory & Appraisement 6-12 Months
- ✓ Pay State & Federal Taxes
- ✓ Allow or Reject Creditor Claims
- ✓ Possible Preliminary Distributions
- ✓ Notice to Department of Health
- ✓ Notice to Franchise Tax Board
- ✓ Claim of Exemption 6-15 Months
- ✓ Receive Final Tax Letter from State and Federal 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 of Heirs 9-17 Months
- ✓ Final Discharge Order 9-18 Months
- ✓ Final Distribution of Funds 9-18 Months



I am with you every step of the way, JUST CALL ME NOW....

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