

## What is a House Probate?

When someone passes away owning real estate **in their name only**, the property usually must go through a legal process called **probate**.

**Probate** is the court-supervised process of:

- **Validating the will** (if there is one)
  - **Identifying and valuing assets**, like the house
  - **Paying debts and taxes** owed by the estate
  - **Distributing what's left** to the rightful heirs or beneficiaries
- 

## Why Does Probate Happen?

Probate protects everyone's legal rights, ensures debts and taxes are paid, and settles any disputes about who should inherit the house. It keeps everything fair and according to the law.

---

## Can You Sell a House in Probate?

Yes — but there are extra steps.

- You usually need **court approval**
  - Heirs may need to be notified
  - In some states, the sale must be confirmed by a judge
- It can be a confusing and time-consuming process if you've never done it before.
- 

## How Chuy Buy Homes Can Help

Going through probate is stressful enough — you shouldn't have to deal with a complicated home sale too.

**Chuy Buy Homes** specializes in helping families sell houses stuck in probate. We buy homes **as-is**, for **cash**, handle the paperwork, and help you navigate court requirements so you can move on with peace of mind.

---

 **Call Chuy Buy Homes today!**  
**209-901-3518**

*We buy homes fast & fair. Let us help you during this time.*