



US PROBATE HOMES.COM

Sell Your Home Through Us

Agenda

1

Introduction

2

About the Company.

3

WHO am I?

4

Expertise

5

Services

6

Trust

About the Company

US Probate Homes is a resource for selling homes that were awarded to executors, executrix, or personal representatives by the courts. With more than 30 years of experience in the industries of real estate, insurance, and mortgages, we've established ourselves as a trusted source for selling probate homes in addition to selling normal homes.

We market your home Nationally through multiple websites.

We are Real Estate Licensed through one of the largest National Real Estate Brokers thereby giving your home a National presence through thousands of Realtors working for you throughout the United States.



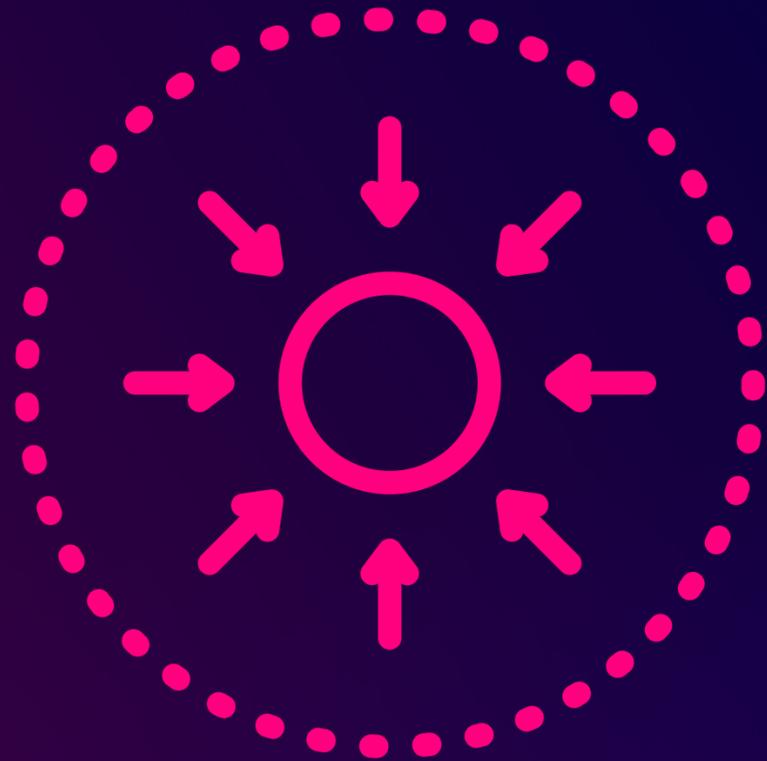


Specifications

We specialize in getting probate-awarded homes in the United States Sold. We assist in navigating hurdles along the way, such as; dealing with unwanted squatters, helping in getting rid of unwanted personal items from throughout the house, getting the proper homeowner's insurance, assistance with making minor or major home improvements with no cost until closing, Or just selling the home "AS IS" for a quick sale.



Specifications



We attract buyers from all across the United States, not just from your local market. We work with your Probate Attorney by taking matters about the home off the plate of the Attorney, thereby allowing your Attorney to focus on what matters: getting you through the Probate process

WHO AM I?



As the CEO of US Probate Homes, I bring expertise and leadership to the table. With a deep understanding of the Probate Real Estate market, I have established U S Probate Homes as a trusted and reliable source for selling your home

My ownership role encompasses strategic decision-making, overseeing day-to-day operations, and ensuring the delivery of exceptional services to our valued clients. With a genuine passion for real estate and an unwavering commitment to excellence, I drive the success and reputation of US Probate Homes.

It is my utmost priority to provide clients with the expertise, guidance, and personalized assistance they need in navigating the complexities of the probate process and maximizing the value of their properties.

-John Cobb

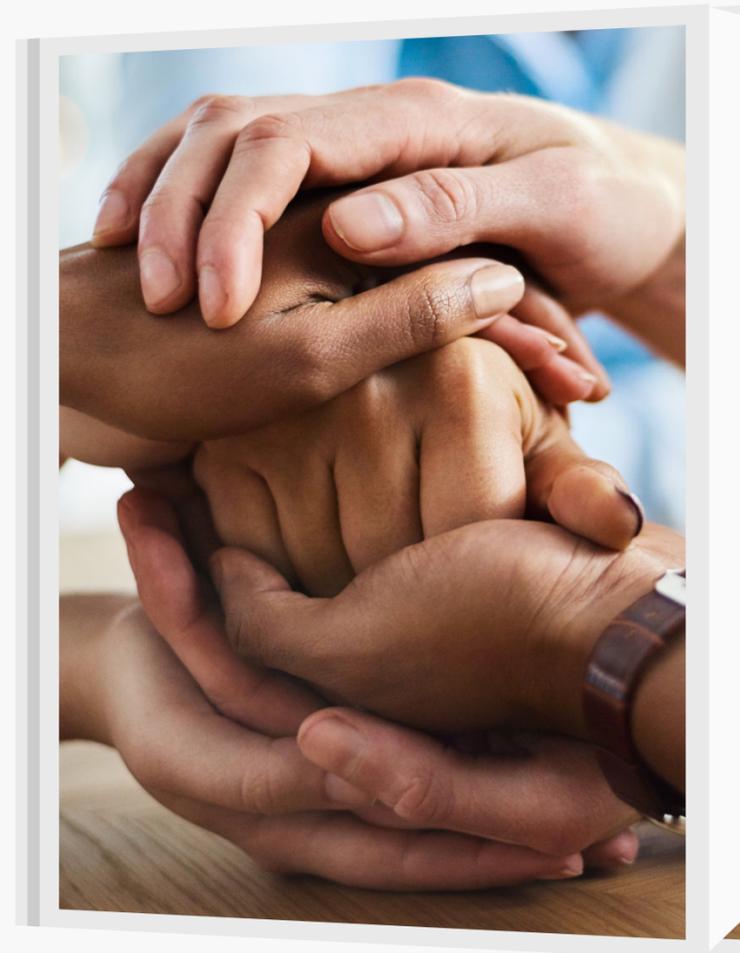


Expertise

- Gained significant knowledge in fields such as debt collection, mortgage origination, and insurance.



- Relationships have been developed with Real Estate Brokers that help create a nationwide support network.



- Combining over 30 years of real estate expertise, leading, and insurance expertise to provide clients with a competitive advantage.



Experience gained from working from these companies;

1. Citi
2. MetLife
3. First Horizon
4. AT&T
5. Century 21
6. Coldwell Banker



Selling Your Probate Awarded Home



- Helping clients navigate through the hurdles of managing the process of selling their probate-awarded home
- Utilize strategic marketing techniques to attract potential buyers.
- Handle negotiations and ensure a seamless selling experience.

[Back to Agenda](#)



Attorney

More than likely, you've already selected your Probate Attorney. We work with your Attorney to help achieve a seamless transaction.

The attorney that we work with are committed to offering professional legal advice in probate real estate problems.

Experience:

Our attorneys possess extensive knowledge and expertise in probate laws and regulations.





TESTIMONIALS

MY TRUST TO YOU

TESTIMONIALS



Carol J

I was approached by many investors who wanted to offer much less for my home.

It was in a state of disrepair. Then, I met John who I listed as my home. Within 7 days, I had an accepted contract. It sold for more than what I was being offered by the investors.



C J Lowe

This property was a gut rehab, packed with two dumpsters of throw-away. I got more than expected and closed within 30 days of getting the property listed.

I sold the home: AS IS," thereby not having to deal with remodeling, nor did I have to clear the house of clutter.

TESTIMONIALS



Glen B

I was approached by numerous investors that wanted to offer me much less than what the house was worth. Then I met John Cobb, who convinced me that I should list the home with him and he would get me more by making it available to a nationwide group of buyers. The house sold in a short period of time, and I received the price that I expected to get. It was purchased by one of the investors that initially approached me and wanted to give \$30,000 less than was offered me before John came along.



Lisa M

It took about one year of dealing with personal issues while becoming acquainted with John Cobb before I finally listed my home for sale. Meanwhile, I was approached by numerous investors that offered my roughly \$28,000 less than I eventually sold for through John's real estate brokerage. I actually received more than I was expecting when I sold.



Whitley M.

I was the Personal Representative because my son was a minor of this awarded home.

Within a short period of time, we closed and it helped me and my son move to the next chapter of our lives.



MIA M

My Brother and I inherited this home through Probate. It was cluttered and needing repair.

We listed it with John and it sold within a very short period of time helping us to move to our next chapter of life.

TESTIMONIALS

TESTIMONIALS



Robert McA

I was awarded this property that John Cobb helped me sell before the bank could foreclose on it. I listed it with John Cobb and even though it took 5-months mainly because I thought that I could get more. While John negotiated with the Bank to actually stall the foreclosure, it was being offered for sale. Because I procrastinated, I actually sold for less. John helped me close on it before the bank was scheduled to foreclose upon it



Catherine A.

I was awarded my mother's home through the Probate Court. We lived there before it was under contract. The furnace went out during the cold of winter. While it was listed, John helped me get a new furnace for only \$100, before the house actually was sold. We were warm and happy. John helped me to rent the same house, therefore we did not have to move.



US PROBATE HOMES.COM

THANK YOU

EMAIL

john.cobb8@gmail.com

WEBSITE

usprobatehome.com

CALL US

(314)-494-5454

Sell Your Home Through Us