INHERITED PROPERTY SALES • PROBATE ESTATES • TRUST ADMINISTRATION • SAN DIEGO COUNTY

Probate & Trust Real Estate Services

Gerry Carrillo • Real Estate Portfolio Specialist • TXR Homes

More than a home sale. A resource for the unexpected. With 22+ years of real estate experience, I help executors, administrators, trustees and families navigate the practical challenges of selling estate property, working alongside their attorney and other qualified professionals.

1 Estate property assessment & sale planning

On-site walkthroughs, market value and as-is analysis, repair-versus-sale comparisons, estimated proceeds, and a customized sale strategy.

2 Securing and maintaining the property

Coordinate access, locksmiths, rekeying, vacant-home monitoring referrals, utility continuity, emergency service vendors and insurance questions with appropriate providers.

3 Personal belongings, cleanout & estate preparation

Connect families with estate-sale professionals, organizers, movers, storage, donation services, junk removal, cleaners and landscaping crews.

4 Repairs, safety issues & renovation options

Help evaluate deferred maintenance, pest or rodent problems, inspections, contractors and cost-conscious improvements, including Renovate to Sell options when appropriate.

5 Tenants, occupants & difficult access

Coordinate showings and access with occupants; refer lease, eviction and possession questions to the estate attorney or other qualified counsel.

6 Solar, liens & property-related complications

Help identify and coordinate resolution pathways for solar leases/PPAs, equipment buyouts, title questions, unpaid charges, permit concerns and escrow obstacles.

7 Probate-specific transaction coordination

Work with counsel and the personal representative on sale authority, required notices, disclosures, court confirmation and overbid procedures when applicable.

8 Marketing, negotiations & closing

Offer as-is and traditional-market strategies, investor and retail-buyer outreach, offer comparisons, buyer qualification, negotiation and escrow coordination.

One point of contact. Many moving parts.

I provide steady communication, vendor introductions and practical problem-solving so families can make informed decisions while their legal team handles estate and court matters. English | Español.

Seller's First 7 Advantage: every listing ends its first week on the market with a written Estate First 7 Report for the authorized decision maker and counsel. Sample at inheritedhomesandiego.com.



Gerry Carrillo

Real Estate Portfolio Specialist

Specializing in Probate, Inherited Homes & Trust Sales

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Services and vendor availability vary by property. Legal, tax, insurance, title and contractor matters are handled by the appropriate licensed professionals. Equal Housing Opportunity.

Going the Extra Mile for You