

Estate Services & Probate Consultation



800 N Rainbow Blvd, Las Vegas, NV, 89107



omnirealtynevada.com

I hope this letter finds you well. I am reaching out to offer my assistance with the sale of any real estate properties you may have that are going through probate. Dealing with the loss of a loved one is never easy, and the added complexity of managing an estate can be overwhelming.

As a real estate professional with +40 years of experience in the Las Vegas area, I specialize in assisting clients through the probate process. My goal is to make this challenging time as smooth as possible for you and your family.

I understand the unique challenges that come with selling a property in probate, from navigating legal requirements to managing emotional considerations. With my expertise, I can help you:

- Determine the market value of the property
- Inventory & Clean Out Coordination
- Market the property effectively to reach potential buyers
- Negotiate offers on your behalf
- Guide you through the closing process
- Provide Court Required Documents/Disclosures

I have a network of professionals, including attorneys and estate sale companies, who can provide additional support as needed.

If you are considering selling a property in probate, please don't hesitate to reach out. I am here to answer any questions you may have and provide you with the support you need during this challenging time.

Thank you for considering me as your real estate partner. I look forward to the opportunity to assist you.

Sincerely,

ORA L DUNSON

Broker | Owner

OMNI Realty & INVESTMENTS

B.0022108

CALL: 702-296-9770

TEXT: 702-807-8733

SCAN THE QR CODE

To receive your **FREE** Estate
Services & Probate Consultation



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oralvre@gmail.com



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A PERSONAL MESSAGE FROM FROM ORA L DUNSON AT OMNI REALTY & INVESTMENTS

Representing a family during a probate real estate transaction requires a specialized approach that balances legal compliance, sensitivity to the family's grief, and professional fiduciary duty. Here are the key roles and responsibilities that I can assist with:

- **WORKING DIRECTLY WITH THE FAMILY'S PROBATE ATTORNEY TO ENSURE ALIGNMENT WITH COURT REQUIREMENTS AND LOCAL PROBATE CODES.**
- **IDENTIFYING ANY EXISTING LIENS, BACK TAXES, OR OUTSTANDING MORTGAGES THAT MUST BE SATISFIED BEFORE OR DURING THE CLOSING.**
- **PROPERTY PREPARATION AND VALUATION**
- **SPECIALIZED COMPARATIVE MARKET ANALYSIS (CMA): PROVIDING A VALUATION THAT ACCOUNTS FOR THE PROPERTY'S CURRENT CONDITION, WHICH IS OFTEN DATED OR IN NEED OF SIGNIFICANT REPAIR, RATHER THAN ASSUMING A "TURNKEY" VALUE.**
- **INVENTORY AND CLEAN-OUT COORDINATION**
- **ADVISING ON WHICH REPAIRS (IF ANY) WILL PROVIDE A MEANINGFUL RETURN ON INVESTMENT FOR THE ESTATE VERSUS SELLING THE PROPERTY "AS-IS" TO SAVE TIME AND STRESS.**
- **MARKETING AND FIDUCIARY MANAGEMENT**
- **PROVIDING REGULAR, DOCUMENTED UPDATES ENSURING ALL NECESSARY PROBATE-SPECIFIC DISCLOSURES ARE PREPARED AND DELIVERED TO BUYERS WITHIN THE STATUTORY TIMEFRAMES.**
- **NAVIGATING THE UNIQUE CONTINGENCIES OFTEN FOUND IN PROBATE SALES, SUCH AS COURT CONFIRMATION REQUIREMENTS**
- **OVERSEEING THE COMPLEX CLOSING PROCESS TO ENSURE THAT THE PROCEEDS ARE CORRECTLY DISBURSED TO THE ESTATE'S ACCOUNT IN ACCORDANCE WITH THE COURT'S INSTRUCTIONS.**

Thank you for considering me as your real estate partner. I look forward to the opportunity to assist you.

Sincerely,

Ora L Dunson

Need help navigating the sale of an inherited *home?*

I know this can be an emotional and overwhelming time. As your dedicated real estate partner, I'll take care of every detail so you can focus on what truly matters.

I Can Take Care of All This for You:

- Estate home preparation & clean-out
- Contractor & repair scheduling
- Strategic pricing & market analysis
- Listing & marketing management
- Handling all legal documents & deadlines
- Coordinating with family members, attorneys, and all involved parties

I'm here to provide support, guidance, and peace of mind. From our first conversation to the final closing day, I'll make this process as smooth and stress-free as possible.

Let's Chat When You're Ready.

I've helped many families through this journey — and I'd be honored to help yours.

ORA L DUNSON

Broker | Owner

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Common Situations Families Face:

- Confusing legal paperwork
- Maintenance issues or property updates
- Emotional decision-making
- Time-sensitive deadlines
- Market uncertainty

My Solution:

- Expertise in probate & trust sales
- Trusted local vendor connections
- Clear communication from start to finish
- Efficient handling of all steps
- Highest value strategy for your home

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MY CLIENT TESTIMONIALS

Estate of the Johnson FAMILY ★★★★★

“Working with OMNI Realty & Investments was a game-changer! Their expertise, dedication, and personalized approach made our home buying experience seamless. We're now happily settled in our dream home, and it's all thanks to their exceptional service. Highly recommend!”

Estate of the Sallee FAMILY ★★★★★

“Partnering with OMNI Realty & Investments made all the difference! Their deep knowledge, commitment, and tailored guidance turned our estate sale process into a smooth journey. We are so thankful for their guidance, and their top-tier support. Highly recommended!”

Estate of the Wimberly FAMILY ★★★★★

“Flawless support from beginning to end! OMNI Realty & Investments truly got what we needed and exceeded every expectation. Grateful for their help, including property cleaning and move-out services, making our estate sale easy and seamless.”

Estate of the Ritz FAMILY ★★★★★

“Exceptional service from start to finish! OMNI Realty & Investments understood our unique needs and delivered beyond our expectations. Grateful for their expertise in making our home-buying journey smooth and successful.”

Estate of the Norris FAMILY ★★★★★

“Flawless support from beginning to end! OMNI Realty & Investments truly understood our situation and exceeded every expectation. Grateful for their probate estate expertise, move-out, and cleaning services for making a hard transition seamless.”

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