

Congratulations on taking your first step towards your probate success. I'm so excited to share this information with you as it

Has made such an incredible impact in my life and I'm sure that it will do the same for you and your real estate investing career. I'm going to be sending you some additional attachments throughout the videos, so be on the lookout for them. Let's get started.

Hello I'm Ernie Vargas, the founder of ProbateFox-a system I designed *to help you maximize your profits in your own Probate niche.*

I'm also busy at being a family man as you can see by the picture my wife and I have the pleasure of raising four kids.

My wish is to share with you all of the techniques and systems I have developed through my experience in over 10 years of Real Estate investing so that you can live life with your family on your terms.

Because I was the man of the house at a very young age and my mama was the single provider she had to work hard day and night just to put food on the table. It was at a very young age I made a decision to someday live the life mother and I really deserved. Probate Investing is what completely changed our life.

Here are some examples of houses I bought through Probate at a great discount.

Because people are so busy and managing an estate is a time and money costing activity; Heirs selling at deep discounts is a common occurrence.

Gus here and his beautiful family are very dear to my heart. I taught him how to make money in Probate real estate. I remember he was hungry, ready, listened, and took action. He bought a tri-plex for his family. That was a tremendous accomplishment for him and for me as well. Using my system, they then did it again and bought an owner financed four-plex. It's because so many properties are free and clear in probate, it's the perfect opportunity for owner financing.

Gus and his wife had a son and always wanted a second child but felt they couldn't afford it, my probate investing system sure change that. Shortly after, he quit his job became a full time investor his wife raised their son and she gave birth to a beautiful baby girl.

Let's get to your understanding of what probate is and what you need to do to take part in it.

So what is probate?

Have you ever wondered what happens to all persons worldly belongings when they pass away?

Probate is the legal process to prove a will (if one is available) and to distribute assets but yet ensures that all liabilities and creditors are paid.

All of the properties once owned by the decedent become the estate.

To transfer the property from the estate to the heirs there must be a settlement of the estate and in order for that to happen, a personal representative needs to be appointed to handle that estate.

Once the attorney, mortgages, liens, and any other creditor have been paid, then whatever is left over can be distributed to the heirs.

The estate is composed of properties and obviously the real estate investor is interested in the real estate property. Single family homes, apartment buildings, commercial property, and even land is "Real" property.

And it can all be acquired through the probate process utilizing my system.

What few people realize about other property that is up for liquidation is personal properties.

Items such as household furnishings, appliances, jewelry to antiques and cars and even vintage cars (one of my personal favorites, as I'm a classic car collector.)

A lot of these items will be sold so that the PR and heirs can receive the cash. So if there's anything of value why not you buy it?

There are so many niche businesses within the probate niche itself. I would say, start small and work your way up but at the very least build your team of personal property buyers like EBayers and antique dealers.

Do remember that all debts and taxes and liabilities and creditors must be paid before the heirs get any monies, so the sooner you help this personal representative and the estate the sooner they get paid.

The average probate can last anywhere between 7 to 9 months unless it's a complicated estate.

Every property will go through probate unless the decedent planned their estate so that it can avoid probate.

Just because there is a will it does not mean that the estate will avoid probate.

When there is a will we know it as testate and the personal representative is appointed as executor or executrix if a female.

When there is no will, it is called intestate and the personal representative will be appointed by the court as administrator or administratrix if she's a female.

This graph illustrates a simple step of the probate process.

Somebody dies and a petition for probate is filed. If there is a will and executor will be named and if there is no will the court will appoint an administrator. Creditors need to be paid of so assets need to be sold to raise that capital to pay off the liabilities. Assets sold are personal properties and most importantly real property, real estate. That's where you the investor comes in with the opportunity to buy at a discount so that these liabilities will be paid off. Heirs get their cash inheritance and we then have a completion of probate. At Probate Fox, I'm going to walk you through the entire from the passing of the decedent, petition for probate to distribution of assets, and what you need to do step by step to capitalize on the probate opportunity.

Hopefully by now you've gotten the understanding that probate is definitely the land of opportunity where there truly is less competition. Less traffic is like driving in the car pool lane and getting to your destination way faster than everybody else and that's what you'll experience in probate.

What does probate require?

After the petitioner has filed the petition for probate it becomes public information and you will know about it. It's at this point that you can start marketing your services to the personal representative

But until letters of Testamentary have been issued you technically can not buy the property yet.

However, what we will show you however at probate fox Is how you can set up the purchase contract and tie up the property so that it's ready to go escrow as soon as power is granted to the personal representative to sell that real estate.

As long as there is no dispute between the heirs, granting power to the personal representative is pretty automatic.

In the state of California, for you California investors you have what's called the independent administration of estate's act(IAEA) which is designed to make the handling of the estate simple. This will only occur if there are no disputes between the heirs. Settling the estate under the act will save a lot of time and paperwork and make the process easier for the personal representative to sell all property without court supervision

The last things you really need, is a desire to succeed. You really need to have that because that desire is what will push you to take action.

And finally you do need the proper instruction and that's where we come in to teach you everything we know in much greater detail and with much more time to really ensure your total success in property acquisition through probate.

After that the rest is a breeze.

Another thing that I'd like to show you is what a petition for probate file looks like. This file is of Los Angeles California but they're pretty similar throughout the nation, the most important thing that you need to know is that in it you will find the key information to decide whether or not this is a case you will take on.

In the probate fox course, I will teach you how to read it, what to look for, and most importantly how to find the real estate.

We will go into more detail on these documents at a later video.

Here you have the legal publication to show you how and where probates are advertised. Every city in every county has one with a little research you should be able to find your legal publication.

In case you're wondering why I would share all this information with the general public if it's such a good niche and a moneymaker for me than why would I share it with you?

To be bluntly honest with you, most people don't do anything about what they learn and they won't take action. That's just the reality of life.

And second of all I really believe that there's enough for everybody.

And what has really allowed me to share that wealth with my family is probate real estate investing and now I want to share probate real estate investing with you!

I have been around long enough to make checks like this of \$157,000 in just one transaction and now I'm excited to help you learn to dominate your local probate market.

If you are ready to take action today than simply click the add to cart button below.

Have a great day and I'll see you tomorrow in video two.