SPECIALTY ESCROW

Probate and court supervised sale escrow

When a property is sold from an estate or under court supervision, the escrow follows the court's rules as well as the contract. The file needs the right documents, in the right order, accepted the first time.

What makes probate different

The seller is an estate, a trust, or a conservatorship, represented by a personal representative or trustee. Depending on the case, the sale may need court confirmation before it can close, and notice requirements may apply. The court's calendar becomes part of the escrow calendar.

How we run it

We confirm early what authority the representative holds and what the court requires. Then we build the timeline around confirmation dates, collect certified documents, and prepare a file the court and the title company will both accept without a second pass.

Your attorney drives the legal strategy. Our job is a clean, on-time file that never makes the estate wait.

Frequently asked

How long does a probate escrow take?

It depends on whether the sale needs court confirmation. Files with full authority can run close to a normal timeline; confirmed sales follow the court date.

Can a probate sale be overbid?

In court-confirmed sales, yes: other buyers can bid at the hearing. Your agent and attorney can walk you through how overbids work.

Who signs for the seller?

The personal representative, trustee, or conservator, with documents proving their authority. We verify that authority at opening.