

She Inherited a Home. She Almost Lost It Too.

SAN BERNARDINO COUNTY

THE SITUATION

When a family member passes away and leaves behind a property, the inheritance can quickly become a burden. That's exactly what happened to this homeowner in Fontana, CA. She inherited a property — but along with it came a probate process she didn't have the funds to complete and a mortgage that was already heading toward foreclosure.

She found us online while searching for options. By that point, an auction date had already been set. Time was running out, her equity was at serious risk, and without the money to move the estate through probate, most conventional doors were closed to her.

The clock was ticking. Without intervention, she stood to lose not just the property — but every dollar of equity that came with it.

"She inherited a home but didn't have the funds to complete probate. An auction date was set. Without the right help, she was going to lose the property and every dollar of equity with it."

BY THE NUMBERS

<p>Probate</p> <p>Process navigated on her behalf</p>	<p>\$0</p> <p>Out of pocket for probate costs</p>	<p>Postponed</p> <p>Foreclosure auction stopped in time</p>	<p>Equity Saved</p> <p>Walked away with proceeds intact</p>
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WHAT WE DID

Most investors would have walked away from this one. Probate cases with active foreclosure timelines require more than a cash offer — they require coordination, legal resources, and the ability to move fast on multiple fronts simultaneously.

We started by working to postpone the foreclosure sale, buying the time needed to actually solve the problem rather than just react to it.

We then connected her with a trusted probate attorney from our referral network — someone who specializes in exactly these situations — and helped move the estate through the probate process properly.

The piece that made the biggest difference: we structured the transaction so that all probate-related costs were covered as part of the deal itself.

She paid nothing out of pocket. Not a dollar. The costs that had been blocking her from moving forward were absorbed into the transaction, removing the financial barrier entirely.

We also provided additional time after closing for her transition — no rushing out, no pressure. She had the space to move on her own terms.

After acquiring the property, we completed the renovations and successfully resold the home — turning what started as a distressed, complicated situation into a clean outcome for everyone involved.

THE OUTCOME

Foreclosure avoided:	Yes — auction was postponed and the property never went to sale
Probate completed:	Yes — connected with a trusted probate attorney from our referral network
Out-of-pocket costs:	\$0 — probate-related costs were covered as part of the transaction
Equity preserved:	Yes — she walked away with proceeds instead of losing everything to auction
Transition support:	Additional time provided after closing for a smooth relocation
Timeline:	Approximately 4 months from first contact to closed deal

If you're facing a similar situation

Probate doesn't have to mean losing the property. Even when there's an active foreclosure timeline, limited funds, or a complicated estate — there are solutions that most people never get to hear about because they're talking to the wrong people.

The right team can stop the clock, handle the legal process, cover the costs, and get you to a clean exit with your equity intact.

You don't have to figure this out alone.

- ✓ We work with inherited properties, probate estates, and foreclosure situations across SoCal
- ✓ We cover probate-related costs as part of the transaction — no out-of-pocket expense
- ✓ We have a trusted network of probate attorneys, title officers, and legal professionals
- ✓ We operate across Riverside, San Bernardino, Orange, and LA County
- ✓ No pressure, no obligation — we'll tell you honestly whether we can help

Ready to talk through your situation?

hundrdhomes.com