

[7110 Pine Bower Ct, Humble, TX 77346](#)

MOLD: The house is full of mold — you are responsible for entering safely.

PATIENCE: Estate/Dependent administration: courts are involved and could take up to 6 months.

COURTS: The court can receive offers; the judge decides which offer (even below list) they will take. It can take 1–3 months for the judge to validate with an appraisal.

WAITING: Buyer and agent may receive a monthly status update. There is no way to expedite or rush the court system.

OFFERS: We have several asking and above-asking offers. If you are not at least at asking or above asking, your client will not be in the running. The court handles any questions regarding a firm timeline. It typically takes 6+ months to close from the time of contract. If you are impatient and want frequent updates, please withdraw your offer.

TIMELINE:

1. Executor is working with HUD to short sale the reverse mortgage.
2. Legal is waiting on results before approaching the courts with an updated submission.
3. Contract with buyer.
4. Legal submits decree of sale.
5. Legal submits increase bond.
6. Legal submits confirmation of sale.

NOTE: There is NO timeline. There is NO commitment to any schedule. We all have to be patient. We all have to wait.