



★★★★★ 4.9 · 67+ closed transactions

**Edition · 2026**

# Your guide to selling an **inherited** property.

Plain English.  
No jargon.  
No email  
required.

How to turn a complicated property situation — back taxes, no clear title, multiple heirs — into cash, without the stress.

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PREPARED BY

**Jeremiah Gray**

Founder · Gray Title Solutions

FOR

**Heirs & families**

Houston, TX metro

READING TIME

**~8 minutes**

Seven pages



CHAPTER 01

# What happens when a property owner passes away?

When a homeowner dies, their property doesn't transfer automatically to the next family member. The title — the document that proves who owns the property — is now **clouded**. Until someone clears it legally, the property can't be sold, refinanced, or transferred.

This is true whether the owner left a will or not. And if there are years of unpaid property taxes on top, the situation gets worse. The county can eventually seize the property through a tax sale — and when that happens, the family typically loses everything.



If a deceased owner's property is taken in a tax sale, the heirs usually get **nothing**. Acting before the county sells is the single most important step you can take.

## Common situations we see

01

### No will was left

The owner died "intestate." Texas law determines who the legal heirs are, but someone has to file paperwork to prove it.

02

### Will exists, no probate

Having a will doesn't automatically transfer ownership. If probate was never filed, title is still clouded.

03

### Multiple heirs disagree

Several family members inherited and can't agree. The property sits in limbo for years.

04

### Years of unpaid taxes

Property taxes don't pause when the owner passes. They keep growing — and the county can eventually take the property.

05

### Property in bad shape

Vacant homes deteriorate fast. After a few years, condition often makes traditional listings impossible.

06

### You live out of state

Many heirs live elsewhere. The whole process can be handled remotely.



CHAPTER 02

# How the process works.

Five simple steps. We do the title research, the tax cleanup, and all the paperwork. You sign, we close, you get paid.

**1**

## You tell us about the property

A short call or form — property address, owner situation, any taxes or liens. Takes about 5 minutes.

**~5 MIN**

Your part

**2**

## We research the property

Title history, county records, comparable sales, condition assessment. All at our cost — never yours.

**24-48 HR**

At our cost

**3**

## You get a cash offer

Transparent math — we show you exactly how we arrived at the number. No obligation, no pressure.

**HONEST**

Math shown

**4**

## We handle the paperwork

Heirship affidavits, probate coordination, lien clearing — alongside experienced title companies.

**WE DO IT**

You sign

**5**

## You get paid at closing

Back taxes paid from proceeds. You get cash by check or wire. Most closings can be done remotely.

**2-4 WK**

Typical close

**You never pay anything out of pocket.** No agent commissions. No closing costs. No repair bills. We cover everything.



CHAPTER 03

## Key terms you should know.

Real estate and legal terms can be confusing. Here are the ones you'll likely run into — explained in plain English.

**Title**

The legal document that proves who owns a property. A "clouded" title has something preventing a clean transfer — a deceased owner, missing paperwork, or unpaid liens.

**Curative title work**

The process of fixing title problems so a property can legally be sold. May involve legal filings, working with attorneys, or paying off old debts.

**Affidavit of Heirship**

A Texas legal document that establishes rightful heirs without going through full probate. Requires two witnesses. Often the fastest and cheapest way to clear inherited title.

**Probate**

A court process that validates a will (if there is one) and authorizes asset transfer to heirs. Can take months and involves attorney fees, but sometimes necessary.

**Quiet title action**

A lawsuit to establish clear ownership when title has significant issues — competing claims, old liens, or breaks in the ownership chain.

**Tax lien**

When taxes go unpaid, the county places a legal claim on the property. If unresolved long enough, the county can seize and sell at tax sale.

**Heir property**

A property inherited by family members but never formally transferred into their names. Heirs may live there but can't legally sell.

**As-is sale**

A sale where the buyer takes the property in its current condition — no repairs, no cleaning. This is how we buy every property.



CHAPTER 04

## Questions families actually ask.

**Q Do I need to go through probate?**

Not always. In Texas, if the owner had no will, we can often use an Affidavit of Heirship to avoid full probate. If probate is needed, we coordinate it with experienced attorneys.

**Q What about years of unpaid property taxes?**

We handle it. Back taxes are factored into our offer and paid at closing through the title company. You pay nothing out of pocket. Acting before the county initiates a tax sale is critical.

**Q What if multiple family members inherited?**

We work with all heirs involved. Everyone with a legal interest needs to agree. We navigate multi-heir situations regularly and can walk you through your options.

**Q How do you set your offer price?**

We look at comparable sales, condition, back taxes owed, and the cost to clear title. We walk you through every number transparently.

**Q Do I pay any fees or commissions?**

No. Zero agent commissions. Zero closing costs. Zero hidden fees. The offer amount is exactly what you receive.

**Q How fast can you close?**

Most deals close in 2–4 weeks. Simple Affidavit of Heirship cases can close even faster. We give honest timelines upfront for more complex situations.

**Q Any obligation to fill out the form?**

None at all. We'll review the property and make an offer if we can help. If it's not a fit, we'll tell you honestly. No pressure.



CHAPTER 05

# Why acting **now** matters.

Inherited properties with tax delinquencies are on a clock. Every month that passes, the situation gets harder — and worth less.



### Taxes keep growing

Property taxes don't pause when the owner passes. Penalties and interest compound, shrinking what you'll walk away with.



### The county can take the property

After enough years of delinquency, the county seizes and sells at tax sale. When that happens, heirs typically receive nothing.



### The property loses value

Vacant homes deteriorate fast. A property worth \$150K today might be worth \$100K in two years if it sits empty.



### Title problems get harder over time

The longer title issues sit, the worse they get. New heirs emerge, records get harder to find, legal costs go up.

The best time to handle an inherited property situation is **as soon as possible**. The second best time is today.

## Ready to get **started**?

If you have an inherited property with back taxes, title issues, or you just want a fast cash sale — we'd like to help. No obligation, no cost.

**(800) 555-1234**

[\[email protected\]](#)

[graytitlesolutions.com](http://graytitlesolutions.com)



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IMPORTANT NOTICE

# Read this before you act.

Gray Title Solutions LLC is a real estate investment company. We are not real estate agents or brokers. We buy properties directly from owners and heirs.

We are not attorneys and do not provide legal advice. The information in this guide is for general education only — it is not a substitute for advice from a licensed Texas attorney. For specific legal questions about your property, estate, or tax situation, please consult an attorney licensed in your state.

Every property situation is different. Offers, timelines, and outcomes vary based on the specifics of the property, title, tax balance, and parties involved. Nothing in this guide guarantees any specific result.

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**REACH US**

Phone: (800) 555-1234

Email: [\[email protected\]](#)

Web: [graytitlesolutions.com](http://graytitlesolutions.com)

**SERVICE AREA**

Houston, TX metro — Harris, Fort Bend, Brazoria, Galveston, and Montgomery counties. Most closings can be handled fully remotely for out-of-state heirs.

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