

*Our Time is
Your Peace of Mind.*

**Estate liquidation? Downsizing?
Need help selling your belongings?
Call us today for a consultation**

Wesley UMC Estate Sales

Contact our Church Office
at 719-561-8746
or e-mail: office@wesleyUMCPueblo.org

We do all the work to
effectively accomplish
your goals.

WUMC ESTATE SALES

We will sit down with you and listen as you tell us what you want to accomplish. We carefully consider what you tell us, what you want to sell and the form you want to take. We also take the physical arrangements for you and prepare a plan of action for the residence we will organize, provide, research, price, advertise, and sell the contents of the home estate in a reasonable manner. Our cost is not a cost, no obligation basis. If you are not satisfied with our service of your property, we will refund your money on a "no cost" basis.



While preparing and selling your belongings, we provide exceptional attention to detail in identifying and valuing antiques and collectibles. Throughout the liquidation process, your household contents will be treated with the utmost respect. We understand that you may have many memories associated with the items being sold.

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**The following are some Questions you may have
along with our Answers:**

Q: Who conducts the Estate Sale?

A: Only Estate Sale Committee members of the Wesley United Methodist Church contract and conduct your estate sale.

Q: How does the process start?

A: Assessment committee members will do a walk-through to observe the condition of your home and make an estimation of inventory and the prep time needed to get ready for the sale.

Q: Do you ever refuse to conduct a sale?

A: We have the option to refuse a sale at our discretion.

Q: Is there a contract to be signed?

A: Yes, the Agent (Estate Sale representatives) and you, the Seller, will sign a contract which states the conditions of the sale.

Q: My situation is unique, can you sell my belongings?

A: We may be able to tailor a sale to accommodate your situation.

Q: What does the committee do before the sale?

A: We sort, organize, display, research, price and advertise your belongings. Pricing is done by members with knowledge of the worth to the best of our ability. Additional issues will be discussed in the agreement.

Q: What do I need to do for the sale?

A: We ask that you remove items from the property that you do not want to sell, if at all possible. You should have washing machines and refrigeration icemakers disconnected from water sources and drains. Buyers are responsible for hauling what they buy. Otherwise, we do all the work and handle all the details.

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Q: How will I know I am getting what my things are worth?

A: An item is worth its market value in a competitive public arena where potential buyers can appraise it and buy it. Because people prefer a simpler lifestyle, items such as sterling silver, cut glass and formal china are not as valuable as they once were. We can sell them but the client must be realistic about their fair market value.

Q: *What is your fee for conducting the estate sale?*

A: Each and every sale is different and a percentage based on your sale will be agreed upon at the time the contract is signed.

Q: *May I attend the sale?*

A: We are comfortable having you attend the sale. However, many people find it emotionally difficult and choose to be elsewhere.

Q: *How do you advertise the sale?*

A: We write and place newspaper advertising, place directional signs in appropriate places for locating your sale, and may distribute flyers.

Q: *What happens to items that are not sold?*

A: Either the seller will dispose or agent will make final arrangements.

Q: *Who cleans up after the sale?*

A: The Agent shall not be responsible for cleaning the sale site before or after the sale.

Q: *How is the final settlement figured?*

A: We maintain accurate records of all transactions and cash receipts, including taxes collected, and keep all proceeds after the sale. Our fee and expense of 25% is deducted and the balance of the proceeds is paid to the Seller within five (5) working days of the sale.

Q: *Who takes care of paying the sales taxes from the sale?*

A: You, the Seller, will be given a report showing the amount of taxes due and you will be responsible for paying the taxes.

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We appreciate referrals from people who are aware of the quality of our work and our code of ethics. Our commitment to those who refer business to us is that we will do a quality job that will make them proud that they recommended us.

You never get a second chance to sell estate property.

Make sure it is done right the first time.

***A Wesley United Methodist Church Committee
85 Stanford Avenue, Pueblo, CO 81005
719-561-8746***