

HEIRS' PROPERTY PROTECTION PROJECT



In 2025, Dade Legal Aid launched its **Heirs' Property Protection Project** to serve residents who need legal assistance resolving and preventing heirs' property-related issues. This initiative is funded by a grant to preserve generational wealth and promote community stability by providing legal services to eligible homeowners for the creation of estate plans, wills, deeds, and the clearing of tangled property titles. All services will be provided free of charge.

Our work includes clearing title through probate and civil court proceedings, drafting wills and other estate-planning documents, providing litigation, handling partition of deeds, and pursuing additional legal remedies. Through these efforts, the project offers critical legal protections that promote the proper transfer of property, safeguard generational wealth, and help families build a stable, sustainable foundation for the future.

[Learn More About Our Heirs' Property Project](#)

We are currently seeking pro bono attorneys to support this effort in the following areas of need:

- Will drafting
- Title clearing
- Estate planning
- Deed partitions
- Litigation





Below are pending heirs' property cases in need of placement:

- **Client A:** Client is an elderly retired schoolteacher who co-owns inherited property with his brother and the children of his deceased sisters. The property is currently titled in the estate of another sister. A company claims the brother conveyed his one-third interest by quit claim deed without compensation. Client seeks to void the conveyance as unconscionable or otherwise invalid.
- **Client B:** Client seeks title to the deed to parents' home that had a reverse mortgage. Unbeknownst to them, the brother forged a quit claim deed to himself in 2015 and is evicting Client. Client would like to challenge the QC deed and have it voided in order to have the home be conveyed via an existing will.
- **Client C:** Client needs to either file a notice for ouster under adverse possession or void an executed deed to property she co-owns as tenant-in-common with an estranged relative who wants nothing to do with the property.

If you are interested in accepting one of these matters or volunteering in any of the practice areas listed above, **please contact Sonya Rodricks, Heirs' Property Project Coordinator**, at (305) 579-5733 ext. 2233 or srodricks@dadelegalaid.org.