

Home Downsizing 9-15-18

PO Box 22339

The Sierra Group:

Ed + I wanted to thank you  
for all you have done for us  
in selling our home,

your whole company has  
bent over backwards to help us.

That means so much when  
you are trying to leave your  
home of 56 years.

One of your fellow workers went  
by our house and found mail,  
which was very important as it  
was medicine that I was looking  
for. (Who does that for a customer?)

We do not know of anyone  
that will be in the market at  
this time, but if we do we will  
be more than glad to send them  
your way.

Everything went so smooth, I  
had very few problems at all.

Feb. 24, 2018

Ben;

I recently contacted Siene Group to make inquiry if they would be willing to take a look at my mother's home, due to she went into a nursing home and we needed to sell the home in a timely manner because of financial reasons. After meeting with Kevin, within a week or so, we had an offer from Siene Group. And when the decision was made to accept the offer, we made arrangements to meet with Kevin; Lori from title co. at the nursing home, which was a lifesaver for both my mom and myself because it made this transaction happen very easy for her. I truly appreciated the quick and very timely manner that this process happened.

If I were to find myself in the need to sell my home, I will definitely consider using Siene Group for my own reasons.

Thank you!

Licky Kendrick - daughter  
of person whom sold her  
home to Siene Group.

Sierra Group  
Ben Soucek

Jan. 15, 2018  
Lawrence Ks.

Dear Ben,

I am writing to express my gratitude to you in the professional and timely manner you handled the purchase of our home.

Everything went smoothly and efficiently.

You were very patient with me as it took me quite a while to make the final decision to sell.

The deal was very fair and the purchase options helped a lot.

I recommend you and the Sierra Group to anyone seeking to sell their home!

Sincerely

Frank McFinley



December 15, 2017

BEN SOUCHEK  
THE SIERRA GROUP, LLC  
BOX 22339  
LINCOLN NE 68542

Thank you for your assistance in the handling of the purchase of my home in Omaha NE recently. It was a good experience and very helpful to be able to let your company handle the complete transaction. Also, leaving some things in the house that I had no room for, was great. Thanks again to you and your staff for making this stressful time easier for me.

*Margaret Davis*



Ben Soucek <bensoucek@gmail.com>

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## Regards to home at 2515 N 61 Ter in Kansas City

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Ryan Watson <ryan251@gmail.com>

Fri, Oct 2, 2015 at 12:46 PM

To: Ben Soucek <bensoucek@gmail.com>

Cc: Kevin Jamieson <Kevin.Jamieson@reesejohns.com>

Ben,

I wanted to take the time to thank you and your amazing colleagues for making the sale of my parents home an absolutely wonderful experience. You were clear up front about the process and what we could expect on your end and I can say without any hesitation you went above and beyond our expectations relative to you doing what you said you would do. The flexibility, patience and understanding you demonstrated while dealing with the unpredictable status of my elderly parents life was exemplary and I cannot thank you enough for understanding my parents personal issues and challenges. The process was easy, simple and reduced the amount of challenges that are typically associated with a real estate transaction.

Working with your firm and those colleagues that support you was the perfect fit for my family and I would without any hesitation recommend you to others that are interested in selling their home. I would tell them that they can expect empathy, honesty, integrity, flexibility and a personal touch that is rare but in this case very real!

My parents are incredibly thankful as am I and they are in a much better living situation that they both deserve.

I wish you nothing but continued success in the future. I have no doubt that you will continue to do so because you have a winning formula!

With much gratitude,

Ryan

[Quoted text hidden]

August 27, 2015

Mr. Ben Soucek

The Sierra Group LLC

Box 22339

Lincoln, NE 68542

Dear Mr. Soucek:

I wanted to let you know how pleased I have been with the service you have provided concerning the purchase of my house in Overland Park, KS.

After many delays on my part you were patient and helpful. Everything you promised was fulfilled in very short period of time with no hassle at all. Thanks to you my move was stress free and offered me great peace of mind.

I would highly recommend your company to anyone.

Sincerely,

A handwritten signature in cursive script that reads "Estelle Martindale". The signature is written in dark ink and is positioned above the printed name.

Estelle Martindale

As Gordon and I embark on  
a new phase in our lives  
we have Ben + Sierra Group  
to thank for this blessing.

We have sold three homes  
and have never been  
treated with such an  
informative + caring way  
as Ben exudes. He saved  
us so much grief (going  
through regular Real estate  
Procedures).

Ben's way + the highway was  
the best way.

Gordon + Honey  
Hemingway



Ben Soucek <bensoucek@gmail.com>

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## Thanks

1 message

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**David Roubos** <droubos@sierragroup.com>  
To: Ben Soucek <bensoucek@gmail.com>

Tue, Jun 9, 2015 at 4:03 PM

Good afternoon, Ben:

Just a note to thank you and your Sierra Group assistant, Jennifer, and Anchor Title's Dianne Berman for easing the process of selling my home.

Specifically your enterprise has saved me a great deal of time, energy, and the expense of paying the substantial prices of commissions, inspections, repairs, escrow, closing costs, warranties, et cetera.

And -- perhaps most importantly -- thanks for relieving me of the perpetual on-call status of accommodating an endless parade of maybe seriously interested strangers wandering the rooms and nooks and crannies of the personally enhanced spaces in which my wife and I have lived our private lives for two and a half decades -- the relief of a quick, efficient, and reasonable closing was truly a most positive asset.

Thanks again, Ben -- I wish you the very best.

David



4-7-2015

TO WHOM IT MAY CONCERN,

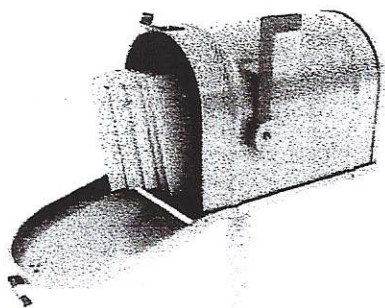
I HAVE HAD THE PLEASURE OF  
WORKING WITH MR. BEN SOUCHER IN  
HELPING MY FATHER SELL HIS HOME.

BEN WAS VERY PROFESSIONAL AND  
HIS KINDNESS AND UNDERSTANDING  
MADE EVERYTHING EASIER FOR MY  
FATHER AND I.

THANK YOU VERY MUCH, BEN

Mark Sheets

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## New Address

Walt Kaczmarek

6-7-15

BEN:

THANKS TO YOU AND YOUR  
ORGANIZATION FOR A SMOOTH  
BUSINESS TRANSACTION. YOU MADE  
ME FEEL VERY COMFORTABLE.

ENCLOSED IS THE BILL FOR MY  
MOVING EXPENSES (\$610.00)

THANKS AGAIN,  
Walt

MR. SOUCHER,

IT IS WITH A GREAT DEAL OF PEACE OF MIND  
THAT I WRITE THIS NOTE OF THANKS TO THE  
SIERRA GROUP.

WHILE SEARCHING FOR A VIABLE OPTION FOR MY MOTHER'S  
HOME, I SPOKE WITH YOU AND KNEW RIGHT THEN I HAD  
FOUND MY ANSWER.

THE FLAWLESS PROCESS OF SELLING THE HOME, AND THE  
GUIDANCE PROVIDED BY YOU AND YOUR TEAM IS GREATLY  
APPRECIATED.

I JUST WANTED TO SAY THANK YOU FOR BEING  
THERE AS WE TURN THIS PAGE IN OUR LIVES.

Sincerely,  
Mike Pulz

Dear Sir

Everything and everyone we had  
contact with were very professional  
and friendly, and had lots of  
knowledge in what they were doing.

Thank you  
Andrew R Le Presti





Ben Soucek <bensoucek@gmail.com>

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## letter of reference

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Nelda Tigner <ntigner05@yahoo.com>

Thu, Nov 20, 2014 at 7:51 AM

Reply-To: Nelda Tigner <ntigner05@yahoo.com>

To: Ben Soucek <bensoucek@gmail.com>

To whom it may concern

Having sold our house to Ben Soucek, I can honestly say it was the easiest transaction we've gone thru in quite some time. Ben has been up front and has done exactly everything he said he would do. It's not often you run across someone these days that does this and is willing to help in any way he can. Our experience with Ben has been nothing but positive.

Richard & Nelda Tigner  
Overland Park, Kansas

6440 Cedar Plaza, Apt. 112  
Omaha, Nebraska 68106-2274  
October 3, 2011

Ben Soucek  
The Sierra Group  
P.O. Box 22339  
Lincoln, NE 68542-2339

Dear Mr. Soucek:

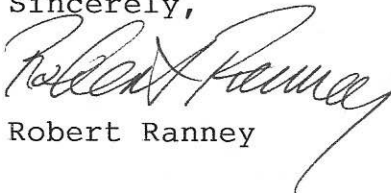
My wife and I wish to express our appreciation to you for your prompt, courteous and efficient service when purchasing our house that we had lived in for 32 plus years.

As you recall, we had recently moved to an apartment so as to no longer need to cope with home and yard maintenance issues. Had we used the traditional home selling method, we would still have had to deal with those issues, as well as being responsible for repairs, upgrades, and getting the house ready to show to potential buyers, a time-consuming and expensive process, even after we no longer occupied the house. Your service made it possible for us to side-step these issues, and to have our house sold in a timely manner at a fair price.

We appreciate being able to sell our house to you "as is", with a flexible departure date, and to leave in the house those items that we did not wish to keep. We especially appreciate being presented with several offers from which we could select the offer that best suited our needs.

You and your associate, Loretta McNally, were most helpful throughout the entire process. Our thanks to both of you.

Sincerely,



Robert Ranney

DEAR BEN,

I'm SORRY FOR THIS STATIONARY, NEEDLESS TO SAY, I DON'T KNOW WHERE MOST THINGS ARE

FIRST I WANT TO THANK YOU SO MUCH FOR WHAT YOU HAVE DONE FOR ME.

SECOND, I'm SO SORRY FOR THE WAY I LEFT THINGS IN THE CONDO. I HAD NO WAY OF GETTING RID OF SOME THINGS + SO GRACIOUS OF YOU DOING THIS. BECAUSE OF HEALTH ISSUES IT WAS IMPOSSIBLE FOR ME TO DO THE DOWN SIZING OF OVER 50 YRS OF THINGS - YOU WERE GOD SENT. YOUR COMPANY'S PLAN SAVED ME SO MUCH OF GETTING MY CONDO READY TO SELL - YOUR OFFER WAS VERY FAIR

AGAIN THANK YOU SO MUCH FOR SAVING SO MUCH WORK + HEARTACHE FOR A 75YR OLD WOMAN.

GOD BLESS YOU

SINCERELY

MARY TALBOT

P.S. I LOVE MY APT



Village Shalom  
5523 W. 123rd, HC 218  
Overland Park, KS 66209  
May 15, 2010

Mr Ben Soucek  
The Sierra Group LLC  
P.O. Box 22333  
Lincoln, Nebraska 68542

Dear Mr. Soucek,  
as you know, the sale of our home of  
forty-six years was a hard decision for  
Eugene and me to make, even tho our  
health conditions made it necessary.  
Our son moved into the house while  
we made the decision to sell the  
house in a way that would cause us  
the least amount of anxiety.

We saw the Sierra Group advertise-  
ment in the Kansas City Star and  
began to feel this would be the best  
solution for us - not to prolong the  
waiting time it might take to have it  
listed and wait for the right home-  
seeker.

As soon as we met you we felt  
confidence in you and the Sierra  
Company, as you explained in detail  
what you could do for us.



Page - 2 -

Our faith was more than justified. You explained how you would handle the sale and transfer of title and closing with very little Trauma Toss; and that is exactly how it was.

We appreciate your courtesy and service to us and we would like to recommend you and The Sierra Company to anyone planning to sell their home.

Sincerely,

Clara and Eugene Cohen

Jan. 28, 2008  
Lincoln, NE

To: Ben Sochek

I want to take this time to let you know I appreciate all your help in the selling of my mother's house.

You were always very business like. You were easy to talk too + explained how the selling would work. My phone calls were always returned, if you were not available when I called. And you always keep in touch and followed thru, with appointments + meetings.

I would recommend you + your "Sierra Group" to others.

Sincerely  
Trichena Chad



The Sierra Group LLC is fantastic! They have all the right connections to get the paper work done on selling a house. Those connections saved us alot of leg work and phone calls on getting the title to our Parent's home switched over to just my Mom's name as my dad had passed away 12 years ago and she never had his name taken off the title.

The transaction was so effortless. Ben Soucek was so easy to work with and to talk to . He truly listens to your concerns. He is not a used car salesman talking a hundred miles an hour. He hides nothing, no lines to read between. Truly an honest midwesterner gentleman.

Loretta his assitant is so easy to work with. She is flexible and gave us time to take Mom's treasures out of the house . Then his crew hauls away what we left behind..

We needed to sell the house as is and we needed to sell it quickly to pay off the nursing home bill. The check was in my hand in no time and had we waited to clean out the entire house, paint it, gut the cabinets and bathroom and remodel we would have lost money.

With no time, no money to fix it up, no help, Ben was an angel in disguise. I highly recommend the Sierra Group LLC for anyone needing to sell a house quickly.

You can contact me anytime if you have any concerns or questions regarding this company. My email address is ginnygreco@hotmail.com, my phone is 707-0391 (402)

Thanks Ben and Thanks Loretta for everything.

Virginia Greco  
Papillion Ne 68046

*Virginia Greco  
Papillion, Nebraska  
707-0391*

## Jim & Karen Wilson

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2605 Valleywood Drive  
Grapevine, Texas 76051  
Phone (817) 571-4260  
jwilson8@mindspring.com

15 March 2008

Mr. Ben Soucek  
The Sierra Group LLC  
P.O. Box 22333  
Lincoln, NE 68542

Re: Letter of Recommendation

To those considering the Sierra Group:

Upon my father's death, I engaged in all manner of detail in first identifying bank accounts and then closing those accounts to bring the estate to a close. As I considered options on selling his home, I met with a number of real estate agents and estate sales people. The range of realtors went from the delightful gal that seemed more interested in listing the home than in finding a price that might sell it, to the fellow that provided a range of horror stories in getting the home to pass inspections. He was truly interested in selling the home, as his mom made a very low offer just hours after I first met with him. The estate sales people were similarly discouraging.

As I contemplated investing time, labor, money, and trips from Texas to Omaha to get the house in shape to sell it, Ben's timely post card arrived in the mail. What the heck, said I, as I contacted Ben. He inspected the home and provided me a detailed breakdown of value, costs, and provided me with options in selling the home. All of his information matched with my own valuations given the detail provided by other realtors. My siblings and I selected the cash sales option that was at, I feel, a very equitable price. After some discussion, we closed just a few weeks later and we were able to walk away with a reasonable price and absolutely no headaches or lengthy effort in trying to sell the home.

I recommend Ben Soucek and his organization if you're interested in selling your home at a fair price with minimal hassle in a very timely manner.

Best regards,

A handwritten signature in black ink, appearing to read "J. Wilson", with a stylized, flowing script.



Ben Soucek  
P.O. Box 22333  
Lincoln, NE 68542  
April 24, 2008

Crystal Lucht  
3104 Hascall  
Apt. # 12  
Omaha, NE 68105

Dear Ben,

I wanted to tell you how much I appreciated all your help. Without you I would have lost my house in foreclosure and had nothing to show for 26 years of hard work. It was amazing that you were able to save my house the night before it was to be sold by the mortgage company. I know now that I should have let you take care of things long before I did, because by the time I decided the housing market was so bad I began to think that we would lose everything.

With your help I was able to rent an apartment, have someone move me and live for the next several months. Besides paying all my past due mortgage payments you paid my utilities which were several months past due. Had those not been taken care of I'm sure I would not been able to have the gas and electricity turned on in my apartment. I have told everyone I know about you and how good you were to me. If you ever need a reference don't hastate to have them call me.

Thank-you very much, I don't what I would have done without you!

Sincerely,

A handwritten signature in cursive script that reads "Crystal Lucht". The signature is written in dark ink and is positioned below the word "Sincerely,".

Crystal Lucht

Sept 30, 2014

Dear Kevin,

Now that the financial tensions in our household have simmered down, there is one more important obligation I need to complete.

Ron and I would like to thank you for all your help and guidance through the process of selling our old house.

You possess unmatched qualities of listener, teacher, mentor and facilitator, which, combined with your experience and knowledge of the Real Estate business, made our selling transaction nearly worry-free.

Relying on the Sierra Group was the very best choice I've ever made, and without hesitation or reservation, I would recommend this company, and you, as their representative, over and over again.

From both of us, we wish you the very best and success in all of your endeavors.

Sincerely,

Cindy and Ron Milliron

October 29, 2007

Michael Waisanen  
405 S. 16<sup>th</sup> Street, Apt. 205  
Omaha, NE 68102

Sierra Group Management Co.  
P. O. Box 22333  
Lincoln, NE 68542

Dear Ben,

I just wanted to let you know that I much appreciate the work you did for me. The closing on my home was handled quite efficiently, and you were very accommodating both to my needs and to my time schedule.

Your company made the selling process much easier.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Waisanen', with a long horizontal flourish extending to the right.

Michael Waisanen

Dear Ben

This is to let you know how much we appreciate all that you have done for us. When this all began we thought for sure that we would end up in foreclosure, but do to all your hard work for us and working so closely with Saxon Mortgage you were able to save us from a devastating end. We just wanted you to know how much we appreciate all you have done. Your hard work ~~was~~ was a lifesaver to me and my family. If in the future I know of someone with similar problems I would certainly recommend your service.

With much thanks.

~~Fred~~ Fred and Jean Fogle



To Whom it may concern  
Ben Souchet did a terrific  
job in handling our sale.  
I would highly recommend  
him.

Richard J. Harris  
7-5-07

Dear Ben Soucek-

I just wanted to take this opportunity to express my sincere gratitude and Thanks for the honest effort that you and your company (The Sierra Group) gave during the process of the purchase and sale of my home this year.


I was very impressed with how easy and quickly you helped me to sell my property Ben and just wanted to thank you for going above and beyond throughout the selling process.

You were very helpful and informative and made this experience very comfortable.

I would be more than willing to refer your services to anyone that is in the market to sell or buy a home.

Thanks again Ben for everything!

Sincerely



Jeff Ferguson  
2021 NW 58<sup>th</sup> St.  
Lincoln, NE. 68528



Ben Soucek <bensoucek@gmail.com>

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**(no subject)**

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sharon podolsky <spodolsky@stargate.net>  
To: bensoucek@gmail.com

Thu, Feb 18, 2010 at 3:13 PM

Ben, Just a note to express my appreciation for the quick and professional sale of my father's house. Because my father had a stroke and was subsequently placed in a nursing facility, I needed to sell his house and use the funds for his care. You and your company were always available to answer questions and provide the information I needed. We were able to close in two weeks without any difficulty at all. Thank you again for making this sale as "painless" as possible!

Sharon Podolsky

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Ben,

I wanted to write you this letter so that you can share it with other potential clients. We were quite distraught over my mother's house. It was an older house that was in probate and we just couldn't take care of her home and our home as well as everything else that was going on in our lives. This was also the first home we would ever be selling so we were quite green to the process.

When you came to visit us for the first walkthrough, you were very polite and very honest with your answers. Within 24 hours we had a couple options that we could choose from to sell my mother's house. You even offered for the option to leave anything that we couldn't clear out of the home and you would take care of it. That was such a relief for our family.

Within about 3 weeks, the paperwork was complete and we signed on the bottom line. All the utilities were transferred quickly and that part of our lives came to an end. All of the workers at your office, Reece Nichols and KC Title were very patient as well. They made sure that everything was complete and explained in terms that we could understand.

Although the whole process was bitter sweet, we couldn't have asked for anyone better to guide us through the process and respond to our questions quickly and with such patience.

Thank you again for making this transition easy. You have certainly been a true asset.

Shirley and Harry Williams





Ben Soucek <bensoucek@gmail.com>

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## House and other

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Ralph Brown <~~ralphbrown357@gmail.com~~>  
To: Ben Soucek <bensoucek@gmail.com>

Mon, Nov 1, 2010 at 11:29 AM

Yes we would be glad to refer you to any one everything went smooth and exactly as expected Thank you Ralph and Betty Brown.

There was no hidden things to happen everything went well.

[Quoted text hidden]

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Ben Soucek <bensoucek@gmail.com>

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## A Job Well Done

Tracey Lorey <T.Lorey@complete-office.com>  
To: bensoucek@gmail.com

Mon, Nov 1, 2010 at 10:05 AM

Dear Ben,

When I first started looking into my parents selling their home in Omaha and moving to Wisconsin it seemed like a daunting task. They needed to be moved before winter and it was already almost August. I did my home work on companies such as yours who flip homes and you were the only one that I found with a AAA rating with the Better Business Bureau. I selected you without any previous knowledge of you or the Sierra Group and a local Real Estate Company to interview.

The Real Estate Agent did not do their homework before our meeting and was less than impressive. You on the other hand came into my parent's home for the interview and explained everything that they should expect. All of the communication was in a timely fashion and my parents were able to have a clear understanding from the very beginning of the process. You were also good about answering my and their questions as the process moved along.

We decided on selling their home for less than we knew the value to be because of the time, energy and scheduling it would take to make the needed repairs before listing it with a Real Estate Company. Homes in their neighborhood were staying on the market for 120 days on average and then selling for about 90% of asking price. Your offer was fair given the repair expense with a fair profit for Sierra Group. Neither my parents nor I have felt taken advantage of.

Another reason we selected your company is because of the flexibility you gave my parents for their long distance move to Wisconsin. We were able to get an auction company in after they vacated the home to clear out their remaining house hold items that weren't moved. You were good about communicating with the auction house as to when you could take possession of the property and make the final payment via wire to my parent's account here in Wisconsin. Again, everything went smoothly. By you being flexible about the closing date we were able to make this huge change in their lives with less stress and for that I thank you.

I would recommend family and friends to Sierra Group with no misgivings. It has been a pleasure working with you and I wish you success in the future.

Sincerely,

Tracey Lorey

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9-28-2012

The Sierra Group LLC

Attn: Ben Fouchet

Thank you so very much  
for buying my home so  
I can move to be closer to  
my family. You handled all  
the things I didn't under-  
stand & answered all my  
questions. I would recommend  
your company to any one.  
Your people are great.

Thank You Very Much  
Regena Ricapito

