

Stockton Divorce Real Estate Expert Outlines Confidential Sale Protocol for High-Value Marital Homes

Court-appointed neutral Lance McHan details how luxury homes are sold during divorce without exposing the family, the finances, or the case

STOCKTON, CA, UNITED STATES, September 2, 2026 /EINPresswire.com/ -- STOCKTON, Calif. — September 2, 2026 — Lance McHan, Associate Broker with The McHan Team at Cornerstone Real Estate Group and a Certified Divorce Real Estate Expert (CDRE), today published his protocol for the confidential sale of high-value marital homes during divorce. The protocol addresses a problem that attorneys and family law courts in San Joaquin County and the Central Valley see regularly: a significant home that must be sold under legal pressure, between two parties who may not agree on anything, with a family's privacy and a large share of the marital estate on the line.



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"A luxury home in a divorce carries three risks that an ordinary listing does not," McHan said. "The sale can expose private information about the family and the case. One spouse can slow or sabotage the process. And the two sides rarely accept the same number for what the home is worth. Every step in the protocol exists to remove one of those risks."

The Confidential Sale Protocol

1. Neutral engagement. McHan is retained as a neutral, frequently by court appointment or by stipulation of both attorneys, rather than as one spouse's agent. All communication is routed through a single documented channel so that neither party receives information the other does not.
2. Defensible valuation before the listing. Drawing on eight years as a licensed California

appraiser, McHan prepares a court-ready valuation and pricing analysis that both attorneys can review and challenge before the home reaches the market. Pricing disputes are resolved on paper, not in escrow.

3. Controlled exposure. High-value homes are introduced first through private networks and qualified buyer relationships before any public marketing. Listing remarks, photography, and disclosures are reviewed to remove any reference to the divorce, the parties' circumstances, or the court case.

4. Vetted, scheduled showings. Buyers are pre-qualified before entry. Showings are scheduled through the neutral, never through either spouse, and occupancy and access terms are set in writing at the outset.

5. Escrow and proceeds handled to the court's instructions. Offers, counteroffers, and closing figures are reported to both attorneys simultaneously. Proceeds are distributed exactly as the settlement agreement or court order directs.

"Confidentiality is not a courtesy in these cases. It is part of the fiduciary duty," McHan said. "The family is entitled to sell a home without the neighborhood, the buyers, or the internet knowing why. My job is to get both parties the best price the market will pay while protecting the one thing that cannot be recovered later, which is their privacy."

The protocol applies to divorce cases as well as partition actions, probate sales, and trust and estate properties where multiple parties hold an interest and privacy matters. McHan handles [divorce real estate in Stockton](#), Lodi, Manteca, Tracy, and the surrounding San Joaquin County communities.

Family law attorneys, fiduciaries, and mediators seeking a neutral for a high-value real estate matter can reach McHan at 209-986-9292 or lance@lancemchan.com. Additional resources for divorcing homeowners are available at divorcerealtorcalifornia.com.

About Lance McHan

Lance McHan is an Associate Broker (DRE #01987449) with The McHan Team at Cornerstone Real Estate Group and a Certified Divorce Real Estate Expert credentialed through the Illumni Institute. With roughly 20 years in the industry, including eight years as a licensed California appraiser, he serves as a court-appointed neutral expert in dissolution and partition matters and specializes in divorce, probate, trust, estate, and partition real estate across San Joaquin County and the Central Valley. The McHan Team serves clients from offices at 611 Lincoln Center, Stockton, CA 95207 and 224 W Pine St, Lodi, CA. [Learn more at lancemchan.com](#).

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