

PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Nancy L Kennon

PR NAME: Sheri Kennon

FILE #: 25STPB09347

PR ADDRESS: 4324 Cypress Ave, El Monte, CA, 91731

ATTORNEY NAME: Edward G Operini

PR TYPE: NA **PR PHONE #:** 626-422-0477

ATTORNEY PHONE #: 130541

PR EMAIL: shairdresser@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 4403 Cedar Ave

ESTIMATED VALUE: 610500

ESTATE CITY: El Monte, CA, 91732

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

IF NO:

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

COLD CALL SCRIPT

[Be Sure You Check the DNC List]

Any TCPA Violation(s) falls directly on the individual agent.

PROBATE TRACKING SHEET



DATE: 08/19/2025

DECEASED NAME: Steven Gary Stingley

PR NAME: Gregory T Royston

FILE #: 25STPB09374

PR ADDRESS: 17072 Lancer Dr, Yorba Linda, CA, 92886

ATTORNEY NAME: Peter Ali Sahin

PR TYPE: NA **PR PHONE #:** 714-595-5528

ATTORNEY PHONE #: 222207

PR EMAIL:

ATTORNEY EMAIL: peter@velascolawgroup.com

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 4715 E Greenmeadow Rd

ESTIMATED VALUE: 1070400

ESTATE CITY: Long Beach, CA, 90808

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/19/2025

DECEASED NAME: Lois Edwina Hector

PR NAME: Gregory Alan Hill Jr

FILE #: 25STPB09392

PR ADDRESS: 2031 W 65Th Pl, Los Angeles, CA, 90047

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 2031 W 65Th Pl

ESTIMATED VALUE: 568300

ESTATE CITY: Los Angeles, CA, 90047

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/19/2025

DECEASED NAME: Claudia Wagner

PR NAME: Robin C Kaufman

FILE #: 25STPB09395

PR ADDRESS: Po Box 91663, Pasadena, CA, 91109

ATTORNEY NAME: Yelena Sara Polinsky

PR TYPE: NA **PR PHONE #:** 323-422-8622

ATTORNEY PHONE #: 198637

PR EMAIL: rory.kaufman@hotmail.com

ATTORNEY EMAIL: sara@polinskylaw.net

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 1540 Gaywood Dr

ESTIMATED VALUE: 2083700

ESTATE CITY: Altadena, CA, 91001

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/20/2025

DECEASED NAME: Aurora A Ledesma

PR NAME: Adriana Attar

FILE #: 25STPB09432

PR ADDRESS: 904 Hamilton Ct, Rockwall, TX, 75032

ATTORNEY NAME: Sue Carmen Swisher

PR TYPE: NA **PR PHONE #:** 909-518-9927

ATTORNEY PHONE #: 243310

PR EMAIL: s2srea@prodigy.net

ATTORNEY EMAIL: swisher@wtelaw.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 702 Beckville St

ESTIMATED VALUE: 670100

ESTATE CITY: Duarte, CA, 91010

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 08/18/2025

DECEASED NAME: Dimitrius Joseph Lynch Sr

PR NAME: Dimitrius Lynch Jr

FILE #: 25STPB09319

PR ADDRESS: 1005 Via Zapata #309, Riverside, CA, 92507

ATTORNEY NAME: Julia Sarah Berkus

PR TYPE: NA **PR PHONE #:** 951-906-0514

ATTORNEY PHONE #: 234101

PR EMAIL: dimitriea@aol.com

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 12129 Elva Ave

ESTIMATED VALUE: 625700

ESTATE CITY: Los Angeles, CA, 90059

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 08/18/2025

DECEASED NAME: Dimitrius Joseph Lynch Sr

PR NAME: Dimitrius Lynch Jr

FILE #: 25STPB09319

PR ADDRESS: 1005 Via Zapata #309, Riverside, CA, 92507

ATTORNEY NAME: Julia Sarah Berkus

PR TYPE: NA **PR PHONE #:** 951-906-0514

ATTORNEY PHONE #: 234101

PR EMAIL: dimitriea@aol.com

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 1317 S Castlegate Ave

ESTIMATED VALUE: 613800

ESTATE CITY: Compton, CA, 90221

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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DATE: 08/18/2025

DECEASED NAME: Cindy Lou Canales

PR NAME: Robert Canales

FILE #: 25STPB09327

PR ADDRESS: 12761 Saint James Pl, Baldwin Park, CA, 91706

ATTORNEY NAME: Michael Augustine O'Connor

PR TYPE: NA **PR PHONE #:** 626-840-4552

ATTORNEY PHONE #: 310591

PR EMAIL: myditty@hotmail.com

ATTORNEY EMAIL: moconnor@aguirreplc.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 12761 Saint James Pl

ESTIMATED VALUE: 436400

ESTATE CITY: Baldwin Park, CA, 91706

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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