

PROBATE TRACKING SHEET



DATE: 7/11/25

DECEASED NAME: Marie Elizabeth Childers

PR NAME: Melissa Childers

FILE #: PRIN2500852

PR ADDRESS: 54080 Avenida Juarez, La Quinta, CA, 92253

ATTORNEY NAME: Nesa Targhibi

PR TYPE: Administrator

PR PHONE #: 256-558-4131

ATTORNEY PHONE #: 301000

PR EMAIL: mjchilders75@yahoo.com

ATTORNEY EMAIL: nesa@holborn.law

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 82192 Oleander Ave

ESTIMATED VALUE: 283200

ESTATE CITY: Indio, CA, 92201

ESTIMATED BALANCE: Not Availible

[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.