

PROBATE TRACKING SHEET



DATE: 04/01/2025

DECEASED NAME: Joseph B Jennings

PR NAME: Mary Minz

FILE #: S-PR-0013483

PR ADDRESS: 3893 Southpark Pl, Auburn, CA, 95602

ATTORNEY NAME: Erik L Larson

PR TYPE: Administrator

PR PHONE #: 916-259-6410

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 3983 Annabelle Ave

ESTIMATED VALUE:

ESTATE CITY: Granite Bay, CA, 95661

ESTIMATED BALANCE:

[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: 04/01/2025

DECEASED NAME: James Tarantino

PR NAME: Beverly Pinkney

FILE #: S-PR-0013485

PR ADDRESS: 2087 Donovan Dr, Lincoln, CA, 95648

ATTORNEY NAME: Juliette T Robertson

PR TYPE: Administrator

PR PHONE #: 530-305-1766

ATTORNEY PHONE #: 916-434-2550

PR EMAIL:

ATTORNEY EMAIL: jtr@rlgprobate.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 10490 Hubbard Rd

ESTIMATED VALUE:

ESTATE CITY: Auburn, CA, 95602

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/03/2025

DECEASED NAME: Shannon Harden

PR NAME: Kimberly Hagans

FILE #: S-PR-0013488

PR ADDRESS: 222 Evelyn Avenue, Roseville, CA, 95678

ATTORNEY NAME: Ernest H Tuttle

PR TYPE: Executor **PR PHONE #:** 916-390-1153

ATTORNEY PHONE #: 916-782-4402

PR EMAIL:

ATTORNEY EMAIL: ernie@GibsonTuttleLaw.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 1625 Huntington Dr

ESTIMATED VALUE:

ESTATE CITY: Roseville, CA, 95661

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Tori Franc

PR NAME: David Christopher Floyd

FILE #: PROVA2500299

PR ADDRESS: 57552 29 Palms Hwy, Yucca Valley, CA, 92284

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 57325 Saint Marys Dr

ESTIMATED VALUE:

ESTATE CITY: Yucca Valley, CA, 92284

ESTIMATED BALANCE:

[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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PR NAME: David Christopher Floyd

FILE #: PROVA2500299

PR ADDRESS: 57552 29 Palms Hwy, Yucca Valley, CA, 92284

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 57570 Old Mill Rd

ESTIMATED VALUE:

ESTATE CITY: Yucca Valley, CA, 92284

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 03/04/2025

DECEASED NAME: Ronald Frederick Sue

PR NAME: Christopher Michael Sue

FILE #: 25PR112591

PR ADDRESS: 16715 Bimini Ave, Cerritos, CA, 90703

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 323-806-4622

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 3/4/25.

ESTATE ADDRESS: 2081 Strang Ave

ESTIMATED VALUE:

ESTATE CITY: San Leandro, CA, 94578

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 03/05/2025

DECEASED NAME: Daphne Parson

PR NAME: Miriam Zamora-Kantor

FILE #: 25PR112651

PR ADDRESS: 3973 Hanly Rd, Oakland, CA, 94602

ATTORNEY NAME: Jon Vaught

PR TYPE: Administrator

PR PHONE #: 510-517-3437

ATTORNEY PHONE #: 510-430-1518

PR EMAIL: carlosrzk@yahoo.com

ATTORNEY EMAIL: jon@vaughtboutris.com

PR COURT DATE: 3/5/25.

ESTATE ADDRESS: 3973 Hanly Rd

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94602

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 03/06/2025

DECEASED NAME: Kathleen Mary Andrews

PR NAME: Roxanne M Andrews

FILE #: 25PR112846

PR ADDRESS: 9921 E Bexhill Dr, Kensington, MD, 20895

ATTORNEY NAME: Nicole Davidson

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 925-932-5555

PR EMAIL:

ATTORNEY EMAIL: californiaattorney@hotmail.com

PR COURT DATE: 3/6/25.

ESTATE ADDRESS: 16639 Selby Dr

ESTIMATED VALUE:

ESTATE CITY: San Leandro, CA, 94578

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 03/06/2025

DECEASED NAME: Tamio Kajita

PR NAME: Grace Kajita

FILE #: 25PR112855

PR ADDRESS: 137 E 28Th St #4A, New York, NY, 10016

ATTORNEY NAME: Ayako Nagano

PR TYPE: Executor **PR PHONE #:** 646-258-9837

ATTORNEY PHONE #: 510-548-1100

PR EMAIL: gkajita@msn.com

ATTORNEY EMAIL: aya@midorilaw.com

PR COURT DATE: 3/6/25.

ESTATE ADDRESS: 2523 Webster St

ESTIMATED VALUE:

ESTATE CITY: Berkeley, CA, 94705

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/04/2025

DECEASED NAME: Doris J Peterson

PR NAME: Valerie Rosso

FILE #: 25PR117336

PR ADDRESS: 15632 Shannon Way, Nevada City, CA, 95959

ATTORNEY NAME: Elizabeth Trutner

PR TYPE: Administrator

PR PHONE #: 510-846-4059

ATTORNEY PHONE #: 925-447-1222

PR EMAIL:

ATTORNEY EMAIL: beth@demirislawfirm.com

PR COURT DATE: 4/4/25.

ESTATE ADDRESS: 2392 Via Espada

ESTIMATED VALUE:

ESTATE CITY: Pleasanton, CA, 94566

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/07/2025

DECEASED NAME: Gladys L Patterson

PR NAME: Verdie Williams

FILE #: 25PR117736

PR ADDRESS: 1532 Hearst Ave, Berkeley, CA, 94703

ATTORNEY NAME: Natasha B Oden

PR TYPE: Administrator

PR PHONE #: 562-307-1750

ATTORNEY PHONE #: 925-487-0498

PR EMAIL: verdiew@hotmail.com

ATTORNEY EMAIL: natashaoden@gmail.com

PR COURT DATE: 4/7/25.

ESTATE ADDRESS: 810 44Th St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94608

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Nisha Rani Singh

PR NAME: Anjali Singh

FILE #: 25PR117899

PR ADDRESS: 2116 Kalenda Cmn, Berkeley, CA, 94539

ATTORNEY NAME: Ishajeet K Singh

PR TYPE: Administrator

PR PHONE #: 510-449-4734

ATTORNEY PHONE #: 818-334-2088

PR EMAIL:

ATTORNEY EMAIL: isha@iklawoffice.com

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 2116 Kalenda Common

ESTIMATED VALUE:

ESTATE CITY: Fremont, CA, 94539

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 03/26/2025

DECEASED NAME: John Guynn Deaton

PR NAME: James W Randall

FILE #: 25PR00337

PR ADDRESS:,,,

ATTORNEY NAME: Kristen Michelle Ingersoll

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 707-230-2644

PR EMAIL:

ATTORNEY EMAIL: kristen@noringlaw.com

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 15 Wedgewood Ct

ESTIMATED VALUE:

ESTATE CITY: Petaluma, CA, 94954

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/01/2025

DECEASED NAME: Barbara Sabin

PR NAME: Suzanne Murray

FILE #: 25PR00362

PR ADDRESS:,,,

ATTORNEY NAME: Anthony Robert Valluzzo

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 707-996-2131

PR EMAIL:

ATTORNEY EMAIL: anthony@hvplawoffices.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 3575 Wood Valley Rd

ESTIMATED VALUE:

ESTATE CITY: Sonoma, CA, 95476

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/01/2025

DECEASED NAME: Ken Tsuchimoto

PR NAME: Linda Tsuchimoto

FILE #: 25PR00366

PR ADDRESS:,,,

ATTORNEY NAME: Darcey Lynne Wong

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 650-578-0300

PR EMAIL:

ATTORNEY EMAIL: dwong@sfestatelawyer.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 415 Duncan St

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95401

ESTIMATED BALANCE:

[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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: John Byron Hall

PR NAME: Cheryl Lynn Hall

FILE #: 25PR00376

PR ADDRESS: Po Box 841, Cloverdale, CA, 95425

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 707-696-5705

ATTORNEY PHONE #:

PR EMAIL: cherilynnkog@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 26010 River Rd

ESTIMATED VALUE:

ESTATE CITY: Cloverdale, CA, 95425

ESTIMATED BALANCE:

[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]

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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Valerie C Daniels

PR NAME: Natalie K Gamba

FILE #: 25PR00381

PR ADDRESS:,,,

ATTORNEY NAME: Emily V Demeo

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 707-545-1660

PR EMAIL:

ATTORNEY EMAIL: edemeo@gearylawn.com

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 1079 Rubicon Way

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95401

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 04/09/2025

DECEASED NAME: David C Traversi

PR NAME: Nadine C Traversi

FILE #: 25PR00383

PR ADDRESS: 723 Cindy Ln, Petaluma, CA, 94952

ATTORNEY NAME: Duane P Sartori

PR TYPE: Executor **PR PHONE #:** 707-570-9936

ATTORNEY PHONE #: 707-778-6313

PR EMAIL: ntraversi@dell.com

ATTORNEY EMAIL: duane@boslawfirm.org

PR COURT DATE: 4/9/25.

ESTATE ADDRESS: 723 Cindy Ln

ESTIMATED VALUE:

ESTATE CITY: Petaluma, CA, 94952

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Harry Louis Gabriele

PR NAME: Andrew Gabriele

FILE #: 25PR001218

PR ADDRESS: 4482 Windcloud Ave, Sacramento, CA, 95838

ATTORNEY NAME: Donald P Madsen

PR TYPE: Administrator

PR PHONE #: 916-287-5938

ATTORNEY PHONE #: 916-923-9347

PR EMAIL:

ATTORNEY EMAIL: don@madsenlaw.com

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 4482 Windcloud Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95838

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Billy Thomas

PR NAME: Vickie L Franklin

FILE #: 25PR001217

PR ADDRESS: 100 Keller Cir, Folsom, CA, 95630

ATTORNEY NAME: Jeffrey D Christensen

PR TYPE: Administrator

PR PHONE #: 916-969-8144

ATTORNEY PHONE #: 916-357-6643

PR EMAIL:

ATTORNEY EMAIL: jeff@planningforthefuture.net

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 3905 Fell St

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95838

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 04/08/2025

DECEASED NAME: Bernabe Augusto Espinoza

PR NAME: Xochitl Holmes Espinoza

FILE #: 25PR001212

PR ADDRESS: 2685 Barbera Way, Rancho Cordova, CA, 95670

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 707-724-9440

ATTORNEY PHONE #: 916-927-9001

PR EMAIL:

ATTORNEY EMAIL: mike@mylawyersllp.com

PR COURT DATE: 4/8/25.

ESTATE ADDRESS: 2685 Barbera Way

ESTIMATED VALUE:

ESTATE CITY: Rancho Cordova, CA, 95670

ESTIMATED BALANCE:

[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.

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PROBATE TRACKING SHEET



DATE: 04/07/2025

DECEASED NAME: Charles Vernon Chance Jr

PR NAME: Lori Chance

FILE #: 25PR001204

PR ADDRESS: 3227 Mission Ave, Carmichael, CA, 95608

ATTORNEY NAME: Samuel K Swenson

PR TYPE: Administrator

PR PHONE #: 916-333-0833

ATTORNEY PHONE #: 916-333-0833

PR EMAIL:

ATTORNEY EMAIL: sam@swensonlawfirm.com

PR COURT DATE: 4/7/25.

ESTATE ADDRESS: 3227 Mission Ave

ESTIMATED VALUE:

ESTATE CITY: Carmichael, CA, 95608

ESTIMATED BALANCE:

[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:

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PROBATE TRACKING SHEET



DATE: 04/07/2025

DECEASED NAME: Anna Luesa Garner

PR NAME: Bradley C Garner

FILE #: 25PR001196

PR ADDRESS: 12212 Walmort Road, Wilton, CA, 95693

ATTORNEY NAME: Eric Giersch

PR TYPE: Executor **PR PHONE #:** 916-764-7687

ATTORNEY PHONE #: 916-525-7980

PR EMAIL:

ATTORNEY EMAIL: egiersch@huberfox.com

PR COURT DATE: 4/7/25.

ESTATE ADDRESS: 12212 Walmort Rd

ESTIMATED VALUE:

ESTATE CITY: Wilton, CA, 95693

ESTIMATED BALANCE:

[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:

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 04/10/2025

DECEASED NAME: Eleanor Robinson

PR NAME: Aimee Moore

FILE #: 25PR001253

PR ADDRESS: 2405 39Th Avenue, Sacramento, CA, 95822

ATTORNEY NAME: Lisa Weinmann

PR TYPE: Executor **PR PHONE #:** 916-399-8163

ATTORNEY PHONE #: 661-244-1222

PR EMAIL:

ATTORNEY EMAIL: lisa@probatecalifornia.attorney

PR COURT DATE: 4/10/25.

ESTATE ADDRESS: 2405 39Th Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95822

ESTIMATED BALANCE:

[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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PROBATE TRACKING SHEET



DATE: 04/10/2025

DECEASED NAME: Gerald Melvin Milke

PR NAME: Steven Desart

FILE #: 25PR001247

PR ADDRESS: 404 Easy St, Rainier, WA, 98576

ATTORNEY NAME: Toddy A Murray

PR TYPE: Administrator

PR PHONE #: 253-777-2469

ATTORNEY PHONE #: 916-488-1795

PR EMAIL:

ATTORNEY EMAIL: toddamurray@gmail.com

PR COURT DATE: 4/10/25.

ESTATE ADDRESS: 3937 Running Bear Way

ESTIMATED VALUE:

ESTATE CITY: Antelope, CA, 95843

ESTIMATED BALANCE:

[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:

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PROBATE TRACKING SHEET



DATE: 04/03/2025

DECEASED NAME: Victoria Micu

PR NAME: Richard Beyer

FILE #: P25-00599

PR ADDRESS: 675 Kearney St, Benicia, CA, 94510

ATTORNEY NAME: Amanda L. Sinclair

PR TYPE: Administrator

PR PHONE #: 925-408-7878

ATTORNEY PHONE #: 925-831-0636

PR EMAIL:

ATTORNEY EMAIL: as@hydenzakheimlaw.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 545 Central Ave

ESTIMATED VALUE:

ESTATE CITY: Pittsburg, CA, 94565

ESTIMATED BALANCE:

[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:

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 04/07/2025

DECEASED NAME: Marilyn Stanley

PR NAME: Earl W Stanley Jr

FILE #: P25-00604

PR ADDRESS: 1304 E Worth St, Stockton, CA, 95205

ATTORNEY NAME: Mark T Blake

PR TYPE: Administrator

PR PHONE #: 209-688-1182

ATTORNEY PHONE #: 925-933-9047

PR EMAIL:

ATTORNEY EMAIL: Mark@MarkTBlake.com

PR COURT DATE: 4/7/25.

ESTATE ADDRESS: 83 Palm Dr

ESTIMATED VALUE:

ESTATE CITY: Brentwood, CA, 94513

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 04/07/2025

DECEASED NAME: Clark Williams

PR NAME: Ryan Clark Williams

FILE #: P25-00605

PR ADDRESS: 1238 N Garnette St, Salt Lake City, UT, 84116

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 801-822-9798

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/7/25.

ESTATE ADDRESS: 1424 Mellissa Cir

ESTIMATED VALUE:

ESTATE CITY: Antioch, CA, 94509

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 04/09/2025

DECEASED NAME: Charles Holbrook

PR NAME: Donna Holbrook Mcleod

FILE #: P25-00621

PR ADDRESS: 1165 Quail Valley Run, Oakley, CA, 94561

ATTORNEY NAME: Adilene Hurd

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 510-834-9944

PR EMAIL: seb935353@aol.com

ATTORNEY EMAIL: adilene@ukohalaw.com

PR COURT DATE: 4/9/25.

ESTATE ADDRESS: 2341 Shelbourne Way

ESTIMATED VALUE:

ESTATE CITY: Antioch, CA, 94531

ESTIMATED BALANCE:

[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.

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 03/21/2025

DECEASED NAME: Wayne Lee Thallander

PR NAME: Mark Alan Thallander

FILE #: STK-PR-EST-2025-0000508

PR ADDRESS: 145 Pali Dr, Palm Springs, CA, 92264

ATTORNEY NAME: George V Hartmann

PR TYPE: Personal Representative (L1)

PR PHONE #: 626-487-9734

ATTORNEY PHONE #: 209-956-9940

PR EMAIL: matorgan@aol.com

ATTORNEY EMAIL: gvhlaw@gmail.com

PR COURT DATE: 3/21/25.

ESTATE ADDRESS: 1018 Snowgoose Ln

ESTIMATED VALUE:

ESTATE CITY: Manteca, CA, 95337

ESTIMATED BALANCE:

[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.

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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: 03/24/2025

DECEASED NAME: Enid Joyce Owens

PR NAME: Gail Marie Dennis

FILE #: STK-PR-EST-2025-0000545

PR ADDRESS: 919 J R Ct #J, Copperas Cove, TX, 76522

ATTORNEY NAME:

PR TYPE: Personal Representative (L1)

PR PHONE #: 254-371-5371

ATTORNEY PHONE #:

PR EMAIL: addassa2000@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 3/24/25.

ESTATE ADDRESS: 973 Vernon Berry Ln

ESTIMATED VALUE:

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE:

[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.

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COLD CALL SCRIPT

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