

PROBATE TRACKING SHEET



DATE: 3/28/25

DECEASED NAME: Florence Guidotti

PR NAME: Frances Bauer

FILE #: P25-00560

PR ADDRESS: 9818 Key West Way, Discovery Bay, CA, 94505

ATTORNEY NAME: Richard L Collaru Jr

PR TYPE: Executor **PR PHONE #:** 209-610-4736

ATTORNEY PHONE #:

PR EMAIL: frances.bauer@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 3/28/25.

ESTATE ADDRESS: 9818 Key West Way

ESTIMATED VALUE:

ESTATE CITY: Discovery Bay, CA, 94505

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.

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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: 4/1/25

DECEASED NAME: Beryl Cotton

PR NAME: Janielle Charmaine Bailey

FILE #: P25-00571

PR ADDRESS: 1306 Alcatraz Ave, Berkeley, CA, 94702

ATTORNEY NAME: Verleana D Green

PR TYPE: Administrator

PR PHONE #: 510-717-4514

ATTORNEY PHONE #: 510-479-0768

PR EMAIL: janiellebailey@gmail.com

ATTORNEY EMAIL: vdglaw@gmail.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 113 Loftus Rd

ESTIMATED VALUE:

ESTATE CITY: Bay Point, CA, 94565

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 3/27/25

DECEASED NAME: Leroy E Adams

PR NAME: Andrew Adams

FILE #: 25PR001071

PR ADDRESS: 2373 Oak Harbour Dr #258, Sacramento, CA, 95833

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 925-212-5290

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 3/27/25.

ESTATE ADDRESS: 4947 Pine Nut Way

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?

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PROBATE TRACKING SHEET



DATE: 3/27/25

DECEASED NAME: Lovin May Jellesed

PR NAME: Dawn Elizabeth Horton

FILE #: 25PR001085

PR ADDRESS: 3117 Judah St, Sacramento, CA, 95815

ATTORNEY NAME: Anthony S Franceschi

PR TYPE: Executor **PR PHONE #:** 916-277-5425

ATTORNEY PHONE #: 916-674-2066

PR EMAIL:

ATTORNEY EMAIL: Tony@cpt.law

PR COURT DATE: 3/27/25.

ESTATE ADDRESS: 3117 Judah St

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95815

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: 3/25/25

DECEASED NAME: Michael Phifer

PR NAME: Tyler Esparza-Weldy

FILE #: 25PR001041

PR ADDRESS: 801 Raccoon Valley Dr, Manteca, CA, 95336

ATTORNEY NAME: Kristy A Hernandez

PR TYPE: Administrator

PR PHONE #: 209-342-8585

ATTORNEY PHONE #: 916-728-1500

PR EMAIL:

ATTORNEY EMAIL: KRISTY@HLAWREALTY.COM

PR COURT DATE: 3/25/25.

ESTATE ADDRESS: 8209 Silk Tree Way

ESTIMATED VALUE:

ESTATE CITY: Antelope, CA, 95843

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 3/26/25

DECEASED NAME: Jane Helen Johnson

PR NAME: Eric Joseph Johnson

FILE #: 25PR001070

PR ADDRESS: 8 Ulloa Street, San Francisco, CA, 94127

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-425-4377

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 2501 Anna Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95821

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: 3/26/25

DECEASED NAME: Tamara Dawn Geisler

PR NAME: Samantha Kittrell

FILE #: 25PR001061

PR ADDRESS: 779 Sturdivant Dr, Clarksville, TN, 37042

ATTORNEY NAME: Kelly Smith

PR TYPE: Executor **PR PHONE #:** 530-788-5652

ATTORNEY PHONE #: 530-743-3036

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 1100 Pinedale Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95837

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: 3/26/25

DECEASED NAME: Julia Hall

PR NAME: Roger A Brown Jr

FILE #: 25PR001064

PR ADDRESS: 1017 L St #731, Sacramento, CA, 95814

ATTORNEY NAME: Gregory M Finch

PR TYPE: Administrator

PR PHONE #: 916-420-5080

ATTORNEY PHONE #: 916-856-5800

PR EMAIL:

ATTORNEY EMAIL: gfinch@signaturelawgroup.com

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 5407 Elfriede Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95823

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/1/25

DECEASED NAME: Karl Heinz Kochishan

PR NAME: Sara M Kochishan

FILE #: 25PR001102

PR ADDRESS: 3517 Alder Canyon Way, Antelope, CA, 95843

ATTORNEY NAME: Michael T Holy

PR TYPE: Executor **PR PHONE #:** 916-730-6654

ATTORNEY PHONE #: 916-542-1867

PR EMAIL: prosit@rcsis.com

ATTORNEY EMAIL: michaeltholy@gmail.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 3517 Alder Canyon 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?

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PROBATE TRACKING SHEET



DATE: 4/1/25

DECEASED NAME: Ethelyn Lee May

PR NAME: Kevin E May

FILE #: 25PR001104

PR ADDRESS: 6321 Alpinespring Way, Elk Grove, CA, 95758

ATTORNEY NAME: Dale S Wilson

PR TYPE: Executor **PR PHONE #:** 916-684-7513

ATTORNEY PHONE #: 916-454-2889

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 5100 2Nd Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95817

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/3/25

DECEASED NAME: Joseph Francis Robichaud

PR NAME: Natalie Howery

FILE #: 25PR001179

PR ADDRESS: 5907 Ellerslee Dr, Carmichael, CA, 95608

ATTORNEY NAME: Alyssa Chow

PR TYPE: Administrator

PR PHONE #: 916-996-6447

ATTORNEY PHONE #: 916-619-6163

PR EMAIL:

ATTORNEY EMAIL: alyssa@chowtrustlaw.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 383 Eaton Ct

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95838

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/3/25

DECEASED NAME: Nancy Figenshu

PR NAME: Jennifer Thorp

FILE #: 25PR001178

PR ADDRESS: 847 Cordwell Cir, Roseville, CA, 95678

ATTORNEY NAME: Laura Nelson Becker

PR TYPE: Administrator

PR PHONE #: 916-832-5190

ATTORNEY PHONE #: 530-617-1692

PR EMAIL:

ATTORNEY EMAIL: Laura@LauraNelsonLaw.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 5688 Andrea Blvd

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95842

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/4/25

DECEASED NAME: Michael Alan Yee

PR NAME: Caleb Michael Yee

FILE #: 25PR001170

PR ADDRESS: 1610 Shirley Dr, Sacramento, CA, 95822

ATTORNEY NAME: Benjamin D Harvey

PR TYPE: Administrator

PR PHONE #: 916-798-2178

ATTORNEY PHONE #: 916-448-6700

PR EMAIL:

ATTORNEY EMAIL: ben@benharveylaw.com

PR COURT DATE: 4/4/25.

ESTATE ADDRESS: 1610 Shirley Dr

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: 4/4/25

DECEASED NAME: Don Roy Douglas

PR NAME: Catherine Thompson

FILE #: 25PR001158

PR ADDRESS: 8926 Generations Ct, Elk Grove, CA, 95758

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-813-9585

ATTORNEY PHONE #:

PR EMAIL: catherine.thompson@bellsouth.net

ATTORNEY EMAIL:

PR COURT DATE: 4/4/25.

ESTATE ADDRESS: 8926 Generations Ct

ESTIMATED VALUE:

ESTATE CITY: Elk Grove, CA, 95758

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: 4/3/25

DECEASED NAME: Thomas Hein

PR NAME: Amy Hein

FILE #: 25PR001156

PR ADDRESS: 5821 Lawnview Ave, Loomis, CA, 95650

ATTORNEY NAME: Jennifer S Rouse

PR TYPE: Executor **PR PHONE #:** 916-768-4480

ATTORNEY PHONE #: 916-920-5983

PR EMAIL:

ATTORNEY EMAIL: rouse @lawofficeinc.corn

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 6239 Silverton Way

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?

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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: 4/3/25

DECEASED NAME: Mark T Edmonson

PR NAME: Mary Ann Macchiavelli

FILE #: 25PR001136

PR ADDRESS: 11500 Gold Tunnel Ct, Gold River, CA, 95670

ATTORNEY NAME: Jerilyn Paik

PR TYPE: Administrator

PR PHONE #: 916-837-4001

ATTORNEY PHONE #: 916-568-1222

PR EMAIL:

ATTORNEY EMAIL: attorneys@jplawoffice.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 1725 E Socap Walk

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95811

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:

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PROBATE TRACKING SHEET



DATE: 4/3/25

DECEASED NAME: Tou Say Vang

PR NAME: Houava Vang

FILE #: 25PR001127

PR ADDRESS: 2317 Carex Ct, Elk Grove, CA, 95757

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-996-7624

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 5391 Del Norte Blvd

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95820

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: 3/28/25

DECEASED NAME: Derek T Knudsen

PR NAME: Paisley Schade

FILE #: 25PR116554

PR ADDRESS: 626 27Th St, San Francisco, CA, 94131

ATTORNEY NAME: Linda Huynh

PR TYPE: Executor **PR PHONE #:** 650-996-5359

ATTORNEY PHONE #: 415-391-4800

PR EMAIL: pschade@msn.com

ATTORNEY EMAIL: lhuynh@coblentzlaw.com

PR COURT DATE: 3/28/25.

ESTATE ADDRESS: 434 Pala Ave

ESTIMATED VALUE:

ESTATE CITY: Piedmont, CA, 94611

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: 4/1/25

DECEASED NAME: David Buu Nguyen

PR NAME: Anna Anh Thu Nguyen

FILE #: 25PR116688

PR ADDRESS: 1358 Oakland Road Space 106, San Jose, CA, 95112

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 408-888-2588

ATTORNEY PHONE #:

PR EMAIL: annanguyen15@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 4674 Balboa Way

ESTIMATED VALUE:

ESTATE CITY: Fremont, CA, 94536

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: 4/1/25

DECEASED NAME: John Nick Aretakis

PR NAME: Galatia Aretakis

FILE #: STK-PR-EST-2025-0000445

PR ADDRESS: 565 S Austin Rd, Manteca, CA, 95336

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 209-823-2502

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 1255 Van Ryn Ave

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?

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PROBATE TRACKING SHEET



DATE: 4/1/25

DECEASED NAME: John Nick Aretakis

PR NAME: Galatia Aretakis

FILE #: STK-PR-EST-2025-0000445

PR ADDRESS: 565 S Austin Rd, Manteca, CA, 95336

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 209-823-2502

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 1437 S Main St

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?

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DATE: 4/1/25

DECEASED NAME: John Nick Aretakis

PR NAME: Galatia Aretakis

FILE #: STK-PR-EST-2025-0000445

PR ADDRESS: 565 S Austin Rd, Manteca, CA, 95336

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 209-823-2502

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 1533 S Main St

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?

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PROBATE TRACKING SHEET



DATE: 4/1/25

DECEASED NAME: Jason W Fell

PR NAME: Joel Fell

FILE #: STK-PR-TRK-2025-0000452

PR ADDRESS: 4846 Dandelion Loop, Tracy, CA, 95377

ATTORNEY NAME:

PR TYPE: Superior **PR PHONE #:** 209-401-4520

ATTORNEY PHONE #:

PR EMAIL: joelfell_06@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 510 Racquet Dr

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?

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PROBATE TRACKING SHEET



DATE: 3/14/25

DECEASED NAME: Helena C Hill

PR NAME: Eric Charles Hill

FILE #: STK-PR-EST-2025-0000479

PR ADDRESS: 1583 Braly Ave, Milpitas, CA, 95035

ATTORNEY NAME: Matthew D Scott

PR TYPE: Administrator

PR PHONE #: 408-910-3231

ATTORNEY PHONE #: 916-953-5517

PR EMAIL:

ATTORNEY EMAIL: matt@matthewscottlaw.com

PR COURT DATE: 3/14/25.

ESTATE ADDRESS: 2173 Tiffany Walk

ESTIMATED VALUE:

ESTATE CITY: Manteca, CA, 95336

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: 3/13/25

DECEASED NAME: Jo Ann Cherry

PR NAME: George Duncan Cherry Jr

FILE #: PROVA2500223

PR ADDRESS: 56484 Onaga Trl, Yucca Valley, CA, 92284

ATTORNEY NAME: Kayser C Tracy

PR TYPE: Executor **PR PHONE #:** 386-679-2496

ATTORNEY PHONE #: 714-984-2004

PR EMAIL: akasameyer@hotmail.com

ATTORNEY EMAIL: tracy@kayserlawgroup.com

PR COURT DATE: 3/13/25.

ESTATE ADDRESS: 56484 Onaga Trl

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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