

PROBATE TRACKING SHEET



DATE: 10/02/2025

DECEASED NAME: Kenneth Kenji Uyeda

PR NAME: Gladys U Tachibana

FILE #: 25STPB11242

PR ADDRESS: 2076 W 238Th St, Torrance, CA, 90501

ATTORNEY NAME: Renee Lillie Campbell

PR TYPE: NA **PR PHONE #:** 310-614-0501

ATTORNEY PHONE #: 104020

PR EMAIL: gladyscats@aol.com

ATTORNEY EMAIL: reneecampbell.law@gmail.com

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 1407 W 180Th St

ESTIMATED VALUE: 852400

ESTATE CITY: Gardena, CA, 90248

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.

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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: 10/03/2025

DECEASED NAME: Lois A Wadsworth

PR NAME: James M Wadsworth

FILE #: 25STPB11243

PR ADDRESS: 8340 Longden Ave #31, San Gabriel, CA, 91775

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 626-616-7150

ATTORNEY PHONE #:

PR EMAIL: wadsworth@bemail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 8340 Longden Ave

ESTIMATED VALUE: 1053100

ESTATE CITY: San Gabriel, CA, 91775

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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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Rachel De La Cerda

PR NAME: Raquel Castillo

FILE #: 25STPB11266

PR ADDRESS: 5060 Rockhurst Ct, Riverside, CA, 92503

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 562-706-1808

ATTORNEY PHONE #:

PR EMAIL: rlc0408@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 13933 Lefloss Ave

ESTIMATED VALUE: 628500

ESTATE CITY: Norwalk, CA, 90650

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Anadina A Soto

PR NAME: Phillip M Romero

FILE #: 25STPB11272

PR ADDRESS: 13858 Dilworth St, La Mirada, CA, 90638

ATTORNEY NAME: Jaime Alberto Cuevas Jr

PR TYPE: NA **PR PHONE #:** 562-400-9680

ATTORNEY PHONE #: 277254

PR EMAIL: mariagingerromero@gmail.com

ATTORNEY EMAIL: jcuevasbklaw@gmail.com

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 4314 Service St

ESTIMATED VALUE: 614500

ESTATE CITY: Los Angeles, CA, 90063

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Jewell Helen Hamner-Kergil

PR NAME: James H Hamner Jr

FILE #: 25STPB11274

PR ADDRESS: 1332 E Florida St, Long Beach, CA, 90802

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL: jymnastiks@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 3533 Roxanne Ave

ESTIMATED VALUE: 880500

ESTATE CITY: Long Beach, CA, 90808

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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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Eddie C Maxwell

PR NAME: Tyler E Maxwell

FILE #: 25STPB11292

PR ADDRESS: 23438 Via Farallon, Valencia, CA, 91355

ATTORNEY NAME: Chris Philip Kohl

PR TYPE: NA **PR PHONE #:** 818-519-1814

ATTORNEY PHONE #: 198105

PR EMAIL: tmax818@mac.com

ATTORNEY EMAIL: chris@kohltrustlaw.com

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 2036 Kenoma St

ESTIMATED VALUE: 705000

ESTATE CITY: Glendora, CA, 91740

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 10/03/2025

DECEASED NAME: David Neil Geary

PR NAME: Todd Davis

FILE #: 25STPB11293

PR ADDRESS: 9645 Seven Sisters Dr, Ashland, VA, 23005

ATTORNEY NAME: Syunghae Grace Lim-Ayres

PR TYPE: NA **PR PHONE #:** 540-290-1699

ATTORNEY PHONE #: 321004

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 337 Morningside Ter

ESTIMATED VALUE: 594500

ESTATE CITY: Palmdale, CA, 93551

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Adele Kricorian

PR NAME: Karen Ann Kricorian

FILE #: 25STPB11344

PR ADDRESS: 7040 Manzanares Dr, North Las Vegas, NV, 89084

ATTORNEY NAME: Dale Arthur Arens

PR TYPE: NA **PR PHONE #:** 702-762-4936

ATTORNEY PHONE #: 225272

PR EMAIL: karenkric@hotmail.com

ATTORNEY EMAIL: lawdale@sbcglobal.net

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 11829 Darby Ave

ESTIMATED VALUE: 1406200

ESTATE CITY: Porter Ranch, CA, 91326

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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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Bertha Teresa Winston

PR NAME: Steve Winston

FILE #: 25STPB11414

PR ADDRESS: 25250 Avenida Dorena, Newhall, CA, 91321

ATTORNEY NAME: William Richard Remery

PR TYPE: NA **PR PHONE #:** 818-636-3358

ATTORNEY PHONE #: 89897

PR EMAIL: hbgeg123@csun.edu

ATTORNEY EMAIL: wremery@aol.com

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 7922 Radford Ave

ESTIMATED VALUE: 622200

ESTATE CITY: North Hollywood, CA, 91605

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Kevin Marshall Gault

PR NAME: Richard P Gault

FILE #: 25STPB11361

PR ADDRESS: 1015 Mountain View Rd, Blanchard, ID, 83804

ATTORNEY NAME: Vanessa Maria Terzian

PR TYPE: NA **PR PHONE #:** 951-660-2860

ATTORNEY PHONE #: 245041

PR EMAIL: rsgault@sbcglobal.net

ATTORNEY EMAIL: vterzian@lagerlof.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 127 W Ghent St

ESTIMATED VALUE: 844600

ESTATE CITY: Glendora, CA, 91740

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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ATTORNEY PHONE #: 245041

PR EMAIL: rsgault@sbcglobal.net

ATTORNEY EMAIL: vterzian@lagerlof.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 2872 Fulton Rd

ESTIMATED VALUE: 477800

ESTATE CITY: Pomona, CA, 91767

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Rosetta Lullia Chappelle

PR NAME: Dashawn Sardin

FILE #: 25STPB11390

PR ADDRESS: 7827 S Harvard Blvd, Los Angeles, CA, 90047

ATTORNEY NAME: Robert Lee Duitsman

PR TYPE: NA **PR PHONE #:** 323-635-7683

ATTORNEY PHONE #: 113933

PR EMAIL: ray.sardin@gmail.com

ATTORNEY EMAIL: rld@rldlaw.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 5506 Edgewood Pl

ESTIMATED VALUE: 1188600

ESTATE CITY: Los Angeles, CA, 90019

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 10/07/2025

DECEASED NAME: Kathryn J Abood

PR NAME: Robert Abood

FILE #: 25STPB11417

PR ADDRESS: 12341 195Th St, Artesia, CA, 90701

ATTORNEY NAME: Phillip Louis Tangelakis

PR TYPE: NA **PR PHONE #:** 310-402-3412

ATTORNEY PHONE #: 78379

PR EMAIL: robert.abood@aol.com

ATTORNEY EMAIL: pltlawoffice@gmail.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 1412 Lawrence St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90021

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 23522 Fambrough St

ESTIMATED VALUE: 790900

ESTATE CITY: Santa Clarita, CA, 91321

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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DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 25239 Vermont Dr

ESTIMATED VALUE: 715100

ESTATE CITY: Santa Clarita, CA, 91321

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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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: 10/07/2025

DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 12838 Tonopah St

ESTIMATED VALUE: 754900

ESTATE CITY: Arleta, CA, 91331

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Herbert Wayne Coleman

PR NAME: Latoya Denise Coleman

FILE #: 25STPB11471

PR ADDRESS: 14018 Casetta Dr, Beaumont, CA, 92223

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL: tasteeteaze@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 2213 Concord Ave

ESTIMATED VALUE: 594900

ESTATE CITY: Pomona, CA, 91768

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Sylvia Shoukry Hanna

PR NAME: Rafik Maher Hanna

FILE #: 25STPB11475

PR ADDRESS: 1660 N Wilton Pl #403, Los Angeles, CA, 90028

ATTORNEY NAME: Kevin Glen Staker

PR TYPE: NA **PR PHONE #:** 818-424-3370

ATTORNEY PHONE #: 101400

PR EMAIL:

ATTORNEY EMAIL: kgs@stakerjohnson.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 16643 Tuba St

ESTIMATED VALUE: 874500

ESTATE CITY: North Hills, CA, 91343

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/09/2025

DECEASED NAME: Lovelle Cheryl Peters

PR NAME: Danelle Thomsen

FILE #: 25STPB11519

PR ADDRESS: 6237 Alta Ave, Whittier, CA, 90601

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 562-544-7683

ATTORNEY PHONE #:

PR EMAIL: danellethomsen300@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/09/2025.

ESTATE ADDRESS: 9249 Buell St

ESTIMATED VALUE: 1150000

ESTATE CITY: Downey, CA, 90241

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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PROBATE TRACKING SHEET



DATE: 10/09/2025

DECEASED NAME: Christopher G Powell

PR NAME: Lynda E Robinson

FILE #: 25STPB11528

PR ADDRESS: 1891 Morning Glory Dr #D, Hollister, CA, 95023

ATTORNEY NAME: Richard Reinhold Sprague

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

ATTORNEY PHONE #: 329346

PR EMAIL: lynda-rob@sbcglobal.net

ATTORNEY EMAIL: richard@rspraguelaw.com

PR COURT DATE: 10/09/2025.

ESTATE ADDRESS: 1641 N Avon St

ESTIMATED VALUE: 880700

ESTATE CITY: Burbank, CA, 91505

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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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Nazareth Djeredjian

PR NAME: Warren D Michael

FILE #: PROVA2500792

PR ADDRESS: 7674 Rockaway Ave, Yucca Valley, CA, 92284

ATTORNEY NAME:

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 310-721-6389

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 7674 Rockaway Ave

ESTIMATED VALUE: 383400

ESTATE CITY: Yucca Valley, CA, 92284

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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