

PROBATE TRACKING SHEET



DATE: 10/01/2025

DECEASED NAME: Jay Fred Olsen

PR NAME: Cynthia Garvin

FILE #: 2025PRDE051453

PR ADDRESS: 1715 Springdale Rd, Armore, OK, 73401

ATTORNEY NAME: Cynthia Garvin

PR TYPE: Executor **PR PHONE #:** 805-889-2824

ATTORNEY PHONE #:

PR EMAIL: termiteguy@verizon.net

ATTORNEY EMAIL: Diamondmom10@verizon.net

PR COURT DATE: 09/26/2025.

ESTATE ADDRESS: 196 Fraser Ln

ESTIMATED VALUE: 979900

ESTATE CITY: Ventura, CA, 93001

ESTIMATED BALANCE: No

[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: 10/01/2025

DECEASED NAME: Reeve Clifford William

PR NAME: Jennifer Christine Bess

FILE #: PROVA2500780

PR ADDRESS: 35380 Santa Rosa Dr, Yucaipa, CA, 92399

ATTORNEY NAME: Shawn Patrick Patterson
951-202-8988

PR TYPE: Petition To Determine Succession

PR PHONE #:

ATTORNEY PHONE #: 277484

PR EMAIL: jenn.christine@yahoo.com

ATTORNEY EMAIL: shawn@mwandp.com

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 59144 David Ave

ESTIMATED VALUE: 317300

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?

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: 10/01/2025

DECEASED NAME: Byron Mellberg

PR NAME: Jamie Diger

FILE #: 25PR01118

PR ADDRESS: 9 East Ct, San Anselmo, CA, 94960

ATTORNEY NAME: Frank Rose Bailey lii

PR TYPE: Executor **PR PHONE #:** 650-315-7366

ATTORNEY PHONE #: 149546

PR EMAIL: jamiediger@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 5305 Oak Meadow Dr

ESTIMATED VALUE: 1001100

ESTATE CITY: Santa Rosa, CA, 95401

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: 10/01/2025

DECEASED NAME: Beverly Ann Peluso

PR NAME: Paul Calderon

FILE #: 25STPB11088

PR ADDRESS: 2925 Barboza Dr, The Villages, FL, 32162

ATTORNEY NAME: Christopher Lazaro Lahera

PR TYPE: NA **PR PHONE #:** 716-816-6941

ATTORNEY PHONE #: 314702

PR EMAIL: p.peluso@hotmail.com

ATTORNEY EMAIL: chris@laheralaw.com

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 4411 Los Feliz Blvd Apt 307

ESTIMATED VALUE: 748100

ESTATE CITY: Los Angeles, CA, 90027

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: 09/25/2025

DECEASED NAME: Ruben Gavilanes

PR NAME: Alexis Gavilanes

FILE #: 25STPB10955

PR ADDRESS: 5324 Kester Ave #2, Sherman Oaks, CA, 91411

ATTORNEY NAME: Rodney Thomas Gould

PR TYPE: NA **PR PHONE #:** 818-648-1926

ATTORNEY PHONE #: 219234

PR EMAIL:

ATTORNEY EMAIL: rodney@rodneygouldlaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 1253 S Victoria Ave

ESTIMATED VALUE: 1133200

ESTATE CITY: Los Angeles, CA, 90019

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: 09/25/2025

DECEASED NAME: Joe Bailey Cathcart

PR NAME: Jacquelyn Bernice Cathcart

FILE #: 25STPB10944

PR ADDRESS: 8836 S Gramercy Pl, Los Angeles, CA, 90047

ATTORNEY NAME: Ian Noel

PR TYPE: NA **PR PHONE #:** 213-709-6365

ATTORNEY PHONE #: 183113

PR EMAIL: jacquelync@excite.co

ATTORNEY EMAIL: inoel@iannoellaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 8836 S Gramercy Pl

ESTIMATED VALUE: 657300

ESTATE CITY: Los Angeles, CA, 90047

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: 09/29/2025

DECEASED NAME: Chris A Basso

PR NAME: Ted Basso

FILE #: 25STPB10942

PR ADDRESS: 28858 Pepper Pl, Santa Clarita, CA, 91390

ATTORNEY NAME: Steffanie Danielle Stelnick

PR TYPE: NA **PR PHONE #:** 818-266-6309

ATTORNEY PHONE #: 290248

PR EMAIL: ted.basso@hotmail.com

ATTORNEY EMAIL: Steffanie@Stelnicklaw.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 25713 Wordsworth Ln

ESTIMATED VALUE: 830500

ESTATE CITY: Stevenson Ranch, CA, 91381

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: 09/29/2025

DECEASED NAME: Leland G Lau

PR NAME: Lindsay Ann Lau

FILE #: 25STPB10950

PR ADDRESS: 944 6Th St #6, Santa Monica, CA, 90403

ATTORNEY NAME: Vivian Lee Thoreen

PR TYPE: NA **PR PHONE #:** 626-688-1206

ATTORNEY PHONE #: 224162

PR EMAIL: laetc1@yahoo.com

ATTORNEY EMAIL: vivian.thoreen@hklaw.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 629 Craighurst Ter

ESTIMATED VALUE: 966700

ESTATE CITY: Monterey Park, CA, 91755

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: 09/29/2025

DECEASED NAME: Leland G Lau

PR NAME: Lindsay Ann Lau

FILE #: 25STPB10950

PR ADDRESS: 944 6Th St #6, Santa Monica, CA, 90403

ATTORNEY NAME: Vivian Lee Thoreen

PR TYPE: NA **PR PHONE #:** 626-688-1206

ATTORNEY PHONE #: 224162

PR EMAIL: laetc1@yahoo.com

ATTORNEY EMAIL: vivian.thoreen@hklaw.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 1201 Wilcox Ave

ESTIMATED VALUE: 1073900

ESTATE CITY: Monterey Park, CA, 91755

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: 09/29/2025

DECEASED NAME: Brennan Hughes

PR NAME: Raimarie Hughes

FILE #: 25STPB10937

PR ADDRESS: 11756 Wetherby Ln, Los Angeles, CA, 90077

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-445-1274

ATTORNEY PHONE #:

PR EMAIL: raimarieh@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 5922 La Tijera Blvd

ESTIMATED VALUE: 1250000

ESTATE CITY: Los Angeles, CA, 90056

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 it's better to know and not need it than need it and not know—so I'm 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: 09/25/2025

DECEASED NAME: Amy Dillard

PR NAME: Reuben Waters

FILE #: STK-PR-EST-2025-0001448

PR ADDRESS: 1973 Alai Pl, Wahiawa, HI, 96786

ATTORNEY NAME: Clarence K Chan

PR TYPE: Probate Estates **PR PHONE #:** 808-861-6887

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 1640 E Scotts Ave

ESTIMATED VALUE: 273800

ESTATE CITY: Stockton, CA, 95205

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: 10/01/2025

DECEASED NAME: Marjorie Stevens

PR NAME: Candice Stevens

FILE #: P25-01732

PR ADDRESS: 2117 Lupine Rd, Hercules, CA, 94547

ATTORNEY NAME: Cristina C Perez-Abelson

PR TYPE: Executor **PR PHONE #:** 510-846-5442

ATTORNEY PHONE #:

PR EMAIL: candice.stevens31@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 1920 Lincoln Ave

ESTIMATED VALUE: 521500

ESTATE CITY: Richmond, CA, 94801

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: 10/01/2025

DECEASED NAME: Marjorie Stevens

PR NAME: Candice Stevens

FILE #: P25-01732

PR ADDRESS: 2117 Lupine Rd, Hercules, CA, 94547

ATTORNEY NAME: Cristina C Perez-Abelson

PR TYPE: Executor **PR PHONE #:** 510-846-5442

ATTORNEY PHONE #:

PR EMAIL: candice.stevens31@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 916 20Th St

ESTIMATED VALUE: 612400

ESTATE CITY: Richmond, CA, 94801

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: 09/29/2025

DECEASED NAME: Diana G Ledezma

PR NAME: Santos Jimenez

FILE #: 25PR200831

PR ADDRESS: 520 Polk Ct, Gilroy, CA, 95020

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 408-413-9210

ATTORNEY PHONE #:

PR EMAIL: sj4131980@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 520 Polk Ct

ESTIMATED VALUE: 764200

ESTATE CITY: Gilroy, CA, 95020

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: 10/01/2025

DECEASED NAME: Kyle Don Mangrum

PR NAME: Heather Mangrum

FILE #: 25PR200896

PR ADDRESS: 28604 Clearview St, Murrieta, CA, 92563

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 951-219-9186

ATTORNEY PHONE #:

PR EMAIL: hlmangrum@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 1068 Woodview Pl

ESTIMATED VALUE: 3700100

ESTATE CITY: San Jose, CA, 95120

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: 09/18/2025

DECEASED NAME: Virginia Arthur Weed

PR NAME: Kirsten Tracy Weed

FILE #: 25-PRO-01297

PR ADDRESS: 4232 Bettina Ave, San Mateo, CA, 94403

ATTORNEY NAME: Harold O Hughes

PR TYPE: NA **PR PHONE #:** 650-823-6865

ATTORNEY PHONE #:

PR EMAIL: guccimax92@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 300 Pompano Cir

ESTIMATED VALUE: 1970000

ESTATE CITY: Foster City, CA, 94404

ESTIMATED BALANCE: Yes

[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: 09/19/2025

DECEASED NAME: Valerie Patigler

PR NAME: Manfred E Patigler

FILE #: 25-PRO-01305

PR ADDRESS: 656 W Hillsdale Blvd, San Mateo, CA, 94403

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 650-303-4944

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 06/16/2025.

ESTATE ADDRESS: 656 W Hillsdale Blvd

ESTIMATED VALUE: 1966500

ESTATE CITY: San Mateo, CA, 94403

ESTIMATED BALANCE: Yes

[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: 09/25/2025

DECEASED NAME: V Diane Robertson

PR NAME: Sheila A Bowman

FILE #: 25-PRO-01340

PR ADDRESS: 18203 North 48Th Pl, Scottsdale, AZ, 85254

ATTORNEY NAME: Sally Bergman

PR TYPE: NA **PR PHONE #:** 602-692-3300

ATTORNEY PHONE #: 104209

PR EMAIL:

ATTORNEY EMAIL: SallyB@SallyBergmanLaw.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 1091 Shell Blvd Apt 5

ESTIMATED VALUE: 712000

ESTATE CITY: Foster City, CA, 94404

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: 09/30/2025

DECEASED NAME: Maya Wati Singh

PR NAME: Noel Sen Singh

FILE #: 25-PRO-01359
94544

PR ADDRESS: 29621 Red Oak Court Unit 12, Hayward, CA,

ATTORNEY NAME: Raymond R Miller

PR TYPE: NA **PR PHONE #:** 510)837-4980

ATTORNEY PHONE #: 144398

PR EMAIL:

ATTORNEY EMAIL: ravmiller101@hotmail.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 1015 Herman St

ESTIMATED VALUE: 1501200

ESTATE CITY: San Bruno, CA, 94066

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: 10/01/2025

DECEASED NAME: Lois Ruby Brawley

PR NAME: Dorothy Brawley

FILE #: PR-25-001046

PR ADDRESS: 6330 W Levi Ave, Las Vegas, NV, 89141

ATTORNEY NAME: Emily A Wirowek

PR TYPE: NA **PR PHONE #:** 209-814-9655

ATTORNEY PHONE #:

PR EMAIL: kryptonite848@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 1509 Brixton Ln

ESTIMATED VALUE: 410500

ESTATE CITY: Modesto, CA, 95356

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: 09/25/2025

DECEASED NAME: Alex Andrew Toderean

PR NAME: Sabin Toderean

FILE #: 25PR003266

PR ADDRESS: 3883 24Th St, San Francisco, CA, 94114

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 415-712-3324

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 8405 Sunrise Blvd

ESTIMATED VALUE: 573200

ESTATE CITY: Citrus Heights, CA, 95610

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: 09/25/2025

DECEASED NAME: Sheila June Romano

PR NAME: Holly Rollins

FILE #: 25PR003268

PR ADDRESS: 1120 Scholastic Cir, Durham, NC, 27713

ATTORNEY NAME: Paul Grow

PR TYPE: Administrator

PR PHONE #: 916-718-5409

ATTORNEY PHONE #: 360854

PR EMAIL: scrapo@yahoo.com

ATTORNEY EMAIL: pgrow@dhtrustlaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 9552 Porto Rosa Dr

ESTIMATED VALUE: 622500

ESTATE CITY: Elk Grove, CA, 95624

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: 09/25/2025

DECEASED NAME: Wendy Genera Jones

PR NAME: Diana Lee Mitchell

FILE #: 25PR003269

PR ADDRESS: 4032 Waterhouse Road, Oakland, CA, 94602

ATTORNEY NAME: David R Nelson

PR TYPE: Petition To Determine Succession

PR PHONE #: 925-787-9006

ATTORNEY PHONE #: 72084

PR EMAIL: tlg25@yahoo.com

ATTORNEY EMAIL: Dave Clarkandne1 Son@Gmail.Com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 7219 La Luna Ct

ESTIMATED VALUE: 352600

ESTATE CITY: Citrus Heights, CA, 95621

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: 09/25/2025

DECEASED NAME: Shirley Campion

PR NAME: Karen Campion

FILE #: 25PR003270

PR ADDRESS: 2404 Negrara Way, Sacramento, CA, 95670

ATTORNEY NAME: Todd R Robie

PR TYPE: Administrator

PR PHONE #: 916-225-8880

ATTORNEY PHONE #: 154098

PR EMAIL:

ATTORNEY EMAIL: trobie@toddrobielaw.com

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 10401 Hollydale Way

ESTIMATED VALUE: 435600

ESTATE CITY: Rancho Cordova, CA, 95670

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: 09/25/2025

DECEASED NAME: Betty J Mattos

PR NAME: Michael A Mattos

FILE #: 25PR003272

PR ADDRESS: 5602 Montero Ct, Rocklin, CA, 95677

ATTORNEY NAME: Soohyun King

PR TYPE: Petition To Determine Succession

PR PHONE #: 916-869-1852

ATTORNEY PHONE #: 261777

PR EMAIL: mmattos@sacrt.com

ATTORNEY EMAIL: sking@sacbusinesslaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 6817 San Dimas Ct

ESTIMATED VALUE: 374300

ESTATE CITY: Citrus Heights, CA, 95621

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: 09/25/2025

DECEASED NAME: Betty J Mattos

PR NAME: Michael A Mattos

FILE #: 25PR003272

PR ADDRESS: 5602 Montero Ct, Rocklin, CA, 95677

ATTORNEY NAME: Soohyun King

PR TYPE: Petition To Determine Succession

PR PHONE #: 916-869-1852

ATTORNEY PHONE #: 261777

PR EMAIL: mmattos@sacrt.com

ATTORNEY EMAIL: sking@sacbusinesslaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 3013 Hampshire Dr

ESTIMATED VALUE: 487900

ESTATE CITY: Sacramento, CA, 95821

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: 09/25/2025

DECEASED NAME: Betty J Mattos

PR NAME: Michael A Mattos

FILE #: 25PR003272

PR ADDRESS: 5602 Montero Ct, Rocklin, CA, 95677

ATTORNEY NAME: Soohyun King

PR TYPE: Petition To Determine Succession

PR PHONE #: 916-869-1852

ATTORNEY PHONE #: 261777

PR EMAIL: mmattos@sacrt.com

ATTORNEY EMAIL: sking@sacbusinesslaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 4907 Crestview Dr

ESTIMATED VALUE: 525000

ESTATE CITY: Carmichael, CA, 95608

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: 09/25/2025

DECEASED NAME: Betty J Mattos

PR NAME: Michael A Mattos

FILE #: 25PR003272

PR ADDRESS: 5602 Montero Ct, Rocklin, CA, 95677

ATTORNEY NAME: Soohyun King

PR TYPE: Petition To Determine Succession

PR PHONE #: 916-869-1852

ATTORNEY PHONE #: 261777

PR EMAIL: mmattos@sacrt.com

ATTORNEY EMAIL: sking@sacbusinesslaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 6204 Templeton Dr

ESTIMATED VALUE: 409100

ESTATE CITY: Carmichael, CA, 95608

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: 09/25/2025

DECEASED NAME: Norma Miller

PR NAME: Leah Sweet

FILE #: 25PR003276

PR ADDRESS: 6224 Valor Way, Carmichael, CA, 95608

ATTORNEY NAME: Paul Grow

PR TYPE: Petition To Determine Succession

PR PHONE #: 650-291-1300

ATTORNEY PHONE #: 360854

PR EMAIL: lmoulding@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 4606 Solano Way

ESTIMATED VALUE: 485700

ESTATE CITY: Fair Oaks, CA, 95628

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: 09/29/2025

DECEASED NAME: Steven Lawrence Ross

PR NAME: Steven Lee Ross

FILE #: 25PR003303

PR ADDRESS: 7036 Watt Avenue, North Highlands, CA, 95660

ATTORNEY NAME: David L Brown

PR TYPE: Administrator

PR PHONE #: 310-350-6141

ATTORNEY PHONE #: 200665

PR EMAIL:

ATTORNEY EMAIL: bprlaw@bprlaw.net

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 7036 Watt Ave

ESTIMATED VALUE: 408000

ESTATE CITY: North Highlands, CA, 95660

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: 09/29/2025

DECEASED NAME: Margaret Faith Kershell

PR NAME: Mitsuye Takeda

FILE #: 25PR003304

PR ADDRESS: 7263 Riverwind Way, Sacramento, Ca, 95831

ATTORNEY NAME: Michael A Sawamura

PR TYPE: Executor **PR PHONE #:** 916-806-3427

ATTORNEY PHONE #: 109412

PR EMAIL: mitsuye.takeda@hotmail.com

ATTORNEY EMAIL: snclawfirm@aol.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 7263 Riverwind Way

ESTIMATED VALUE: 527000

ESTATE CITY: Sacramento, CA, 95831

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: 09/30/2025

DECEASED NAME: Vivian Mims

PR NAME: Kimberly Mims

FILE #: 25PR003310

PR ADDRESS: 6641 13Th St, Sacramento, CA, 95831

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-803-7442

ATTORNEY PHONE #:

PR EMAIL: kimberlymims@comcast.net

ATTORNEY EMAIL:

PR COURT DATE: 09/30/2025.

ESTATE ADDRESS: 1740 59Th Ave

ESTIMATED VALUE: 423600

ESTATE CITY: Sacramento, CA, 95822

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: 09/30/2025

DECEASED NAME: Steven K Gallanthine

PR NAME: Sheryl F Howard

FILE #: 25PR003313

PR ADDRESS: 155 Silver Hill Ct, Lincoln, CA, 95648

ATTORNEY NAME: Gregory Finch

PR TYPE: Administrator

PR PHONE #: 916-792-6050

ATTORNEY PHONE #: 091237

PR EMAIL:

ATTORNEY EMAIL: gfinch@signaturelawgroup.com

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 5820 Topp Ct

ESTIMATED VALUE: 508700

ESTATE CITY: Carmichael, CA, 95608

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.