

PROBATE TRACKING SHEET



DATE: 09/18/2025

DECEASED NAME: Harold D'Ambrogia

PR NAME: Michael John D'Ambrogia

FILE #: P25-01669

PR ADDRESS: 21912 Good Luck Mine Rd, Sonora, CA, 95370

ATTORNEY NAME: Patricia A Leong

PR TYPE: Executor **PR PHONE #:** 925-683-4843

ATTORNEY PHONE #: 158000

PR EMAIL: amybrosch83@gmail.com

ATTORNEY EMAIL: pat@patricialeong.com

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 3128 Sandalwood Ct

ESTIMATED VALUE: 1465400

ESTATE CITY: Lafayette, CA, 94549

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: 09/19/2025

DECEASED NAME: Samuel Rocha

PR NAME: Dianne K Okada

FILE #: P25-01678

PR ADDRESS: 1970 Ebsen Ct, Pinole, CA, 94564

ATTORNEY NAME: Michelle S Domingo

PR TYPE: Executor **PR PHONE #:** 510-332-4215

ATTORNEY PHONE #: 289462

PR EMAIL: dkokada@comcast.net

ATTORNEY EMAIL: mika@msdomingolawgroup.com

PR COURT DATE: 09/19/2025.

ESTATE ADDRESS: 1970 Ebsen Ct

ESTIMATED VALUE: 772000

ESTATE CITY: Pinole, CA, 94564

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: 09/22/2025

DECEASED NAME: Grace Benson

PR NAME: Steven Durand Benson

FILE #: P25-01685

PR ADDRESS: 6056 Oak Knoll Rd, El Sobrante, CA, 94803

ATTORNEY NAME: Peter Shelton

PR TYPE: Administrator

PR PHONE #: 510-414-5806

ATTORNEY PHONE #: 187533

PR EMAIL: sdbenson2@comcast.net

ATTORNEY EMAIL: Peter@PeterSheltonLaw.com

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 6050 Oak Knoll Rd

ESTIMATED VALUE: 479600

ESTATE CITY: El Sobrante, CA, 94803

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: 09/24/2025

DECEASED NAME: Marjorie Brady

PR NAME: Sara Easton

FILE #: P25-01694

PR ADDRESS: 2429 Roca St, Antioch, CA, 94509

ATTORNEY NAME: Matthew M Hart

PR TYPE: Administrator

PR PHONE #: 925-727-9915

ATTORNEY PHONE #: 256178

PR EMAIL: zeeb396@yahoo.com

ATTORNEY EMAIL: Matthew@MatthewHartLaw.com

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 3318 Bluejay Dr

ESTIMATED VALUE: 569400

ESTATE CITY: Antioch, CA, 94509

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: Nathen Ellis Gallardojohnson

PR NAME: Maria Rosa Gallardojohnson

FILE #: 25PR003197

PR ADDRESS: 1126 8Th Ave Nw, Rochester, MN, 55901

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 612-227-1304

ATTORNEY PHONE #:

PR EMAIL: wdmario.rosa89@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 3531 Greenview Ln

ESTIMATED VALUE: 437900

ESTATE CITY: Sacramento, CA, 95821

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: 09/18/2025

DECEASED NAME: George Laux

PR NAME: Kristy Ramos

FILE #: 25PR003203

PR ADDRESS: 7680 Pine Valley Dr, Sacramento, CA, 95828

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-508-4064

ATTORNEY PHONE #:

PR EMAIL: r.kristy76@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 7475 Amherst St

ESTIMATED VALUE: 348900

ESTATE CITY: Sacramento, CA, 95822

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: 09/19/2025

DECEASED NAME: Li Drew Joe

PR NAME: Daniel Robert Joe

FILE #: 25PR003210

PR ADDRESS: 5099 Archcrest Way, Sacramento, CA, 95835

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 408-390-3747

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/19/2025.

ESTATE ADDRESS: 5416 Dana Way

ESTIMATED VALUE: 401400

ESTATE CITY: Sacramento, CA, 95822

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: 09/19/2025

DECEASED NAME: Jose Eduardo Rivas

PR NAME: Javier Arzate

FILE #: 25PR003214

PR ADDRESS: 5431 Harrison St, North Highlands, CA, 95660

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 5431 Harrison St

ESTIMATED VALUE: 411800

ESTATE CITY: North Highlands, CA, 95660

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: 09/19/2025

DECEASED NAME: Peter Winters

PR NAME: Karin Winters

FILE #: 25PR003225

PR ADDRESS: 2765 13Th Street, Sacramento, CA, 95818

ATTORNEY NAME: Mauriah Conway

PR TYPE: Administrator

PR PHONE #: 916-216-9737

ATTORNEY PHONE #: 230881

PR EMAIL:

ATTORNEY EMAIL: CONWaY@lawofficeinc.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 5212 Cabrillo Way

ESTIMATED VALUE: 464400

ESTATE CITY: Sacramento, CA, 95820

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: 09/24/2025

DECEASED NAME: Lillian Pena Blakeslee

PR NAME: Angela Ramirez Foster

FILE #: 25PR003261

PR ADDRESS: 7621 Marluna, Las Vegas, NV, 89128

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-838-2413

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 1136 Brunswick Way

ESTIMATED VALUE: 380300

ESTATE CITY: Sacramento, CA, 95833

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: 09/22/2025

DECEASED NAME: Jacquelyn Mary Dulis

PR NAME: Shereen Long

FILE #: STK-PR-EST-2025-0001433

PR ADDRESS: 821 Golden Oak Dr, Lodi, CA, 95242

ATTORNEY NAME: Grace S Johnson

PR TYPE: Probate Estates **PR PHONE #:** 209-263-5645

ATTORNEY PHONE #: 303607

PR EMAIL:

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 821 Golden Oak Dr

ESTIMATED VALUE: 680000

ESTATE CITY: Lodi, CA, 95242

ESTIMATED BALANCE: Full Authority

[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: 09/22/2025

DECEASED NAME: Larry Dean Meadows

PR NAME: D Wayne Meadows

FILE #: STK-PR-EST-2025-0001434

PR ADDRESS: 946 Chisholm Trl, Galt, CA, 95632

ATTORNEY NAME: Gregory P Goehring

PR TYPE: Probate Estates **PR PHONE #:** 209-286-9037

ATTORNEY PHONE #: 173496

PR EMAIL:

ATTORNEY EMAIL: Greqorygoehring@Att.Net

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 625 N Church St Apt 8

ESTIMATED VALUE: 261000

ESTATE CITY: Lodi, CA, 95240

ESTIMATED BALANCE: Full Authority

[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: 09/23/2025

DECEASED NAME: Jose Manuel Mujica

PR NAME: Paul Mujica

FILE #: STK-PR-TRK-2025-0001440

PR ADDRESS: 5740 Melones Way, Stockton, CA, 95219

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 209-712-9399

ATTORNEY PHONE #:

PR EMAIL: paulamhalvorson@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 5740 Melones Way

ESTIMATED VALUE: 567000

ESTATE CITY: Stockton, CA, 95219

ESTIMATED BALANCE: Full Authority

[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: 09/24/2025

DECEASED NAME: Dannetta Prysock

PR NAME: William C Hayman

FILE #: STK-PR-EST-2025-0001443

PR ADDRESS: Po Box 2683, Rocklin, CA, 95677

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 916-257-6356

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 3978 N American St

ESTIMATED VALUE: 350600

ESTATE CITY: Stockton, CA, 95204

ESTIMATED BALANCE: Full Authority

[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: Joan M Anderson

PR NAME: Robert R Anderson

FILE #: 25-PRO-01293

PR ADDRESS: 663 Arkansas St, San Francisco, CA, 94107

ATTORNEY NAME: Jennifer L Wallis

PR TYPE: Decedent'S Estate

PR PHONE #: 415-652-8030

ATTORNEY PHONE #: 308330

PR EMAIL: lrlolbl@hotmail.com

ATTORNEY EMAIL: JJENNIFER@JENNIFERWALLIS.COM

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 120 Mirada Dr

ESTIMATED VALUE: 1198000

ESTATE CITY: Daly City, CA, 94015

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: 09/22/2025

DECEASED NAME: Donatela Beitsayad

PR NAME: Shamiran Beitsayad

FILE #: 25PR01071

PR ADDRESS: 1253 Collier Ave, Modesto, CA, 95350

ATTORNEY NAME: Kerren K Archuleta

PR TYPE: Administrator

PR PHONE #: 209-534-6637

ATTORNEY PHONE #: 343261

PR EMAIL: shamiranbeitsayad@comcast.com

ATTORNEY EMAIL: info@ccapclaw.com

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 1407 Georgia Ct

ESTIMATED VALUE: 823700

ESTATE CITY: Rohnert Park, CA, 94928

ESTIMATED BALANCE: Full Authority

[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.