

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.

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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...]

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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...]

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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...]

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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...]

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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...]

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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...]

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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...]

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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...]

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