

PROBATE TRACKING SHEET



DATE: 5/29/25

DECEASED NAME: Fausto Tulio Esquivel

PR NAME: Fausto Lionel Esquivel

FILE #: PRIN2500666

PR ADDRESS: 2677 N Main St #810, Santa Ana, CA, 92705

ATTORNEY NAME: Amy Nicole Fenelli-Ciftcikara

PR TYPE: Administrator

PR PHONE #: 949-322-5206

ATTORNEY PHONE #: 949-699-0000

PR EMAIL: lionel@esquivelfinancialservices.com

ATTORNEY EMAIL: amy@fenelli.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 49275 Douglas St

ESTIMATED VALUE:

ESTATE CITY: Indio, CA, 92201

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

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Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

COLD CALL SCRIPT

[Be Sure You Check the DNC List]

Any TCPA Violation(s) falls directly on the individual agent.

PROBATE TRACKING SHEET



DATE: 5/29/25

DECEASED NAME: Sherian Elizabeth Grantz

PR NAME: Karl James Grantz

FILE #: PROVA2500450

PR ADDRESS: 13 Farview Ave, Shrewsbury, MA, 01545

ATTORNEY NAME: Jason A Fetchi

PR TYPE: Executor **PR PHONE #:** 508-733-7024

ATTORNEY PHONE #: 626-914-7809

PR EMAIL:

ATTORNEY EMAIL: jfetchik@dgf-law.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 7363 Hanford Ave

ESTIMATED VALUE:

ESTATE CITY: Yucca Valley, CA, 92284

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/29/25

DECEASED NAME: Barry Vincent Jetton

PR NAME: Richard Jeremy Jimenez

FILE #: 25STPB06207

PR ADDRESS: 2012 Fidler Ave, Long Beach, CA, 90815

ATTORNEY NAME: Peter Vittas

PR TYPE: NA **PR PHONE #:** 562-522-8693

ATTORNEY PHONE #: 424-276-6091

PR EMAIL: richjj@sbcglobal.net

ATTORNEY EMAIL: peter@vittaslaw.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 6008 Bixby Village Dr Apt 42

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90803

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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ATTORNEY NAME: Peter Vittas

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ATTORNEY PHONE #: 424-276-6091

PR EMAIL: richjj@sbcglobal.net

ATTORNEY EMAIL: peter@vittaslaw.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 2012 Fidler Ave

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90815

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PROBATE TRACKING SHEET



DATE: 5/29/25

DECEASED NAME: Uri J Leder

PR NAME: Herzl Marome

FILE #: 25STPB06208

PR ADDRESS:,,,

ATTORNEY NAME: Yona Conzevoy

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

ATTORNEY PHONE #: 323-813-8223

PR EMAIL:

ATTORNEY EMAIL: yona@conzevoylaw.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 12771 Shell Pl Apt 2

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90094

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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DATE: 5/29/25

DECEASED NAME: Uri J Leder

PR NAME: Herzl Marome

FILE #: 25STPB06208

PR ADDRESS:,,,

ATTORNEY NAME: Yona Conzevoy

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

ATTORNEY PHONE #: 323-813-8223

PR EMAIL:

ATTORNEY EMAIL: yona@conzevoylaw.com

PR COURT DATE: 05/29/2025.

ESTATE ADDRESS: 2512 28Th St Apt 104

ESTIMATED VALUE:

ESTATE CITY: Santa Monica, CA, 90405

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 5/30/25

DECEASED NAME: Peter C Ginchereau

PR NAME: William H Ginchereau

FILE #: 25STPB06249

PR ADDRESS: 3867 21st St, San Francisco, CA, 94114

ATTORNEY NAME: Megan A Moghtaderi

PR TYPE: NA **PR PHONE #:** 415-203-3409

ATTORNEY PHONE #: 213-629-5700

PR EMAIL: w.ginchereau@outlook.com

ATTORNEY EMAIL: Megan.moghtaderi@offitkurman.com

PR COURT DATE: 05/30/2025.

ESTATE ADDRESS: 10606 Commerce Ave

ESTIMATED VALUE:

ESTATE CITY: Tujunga, CA, 91042

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/30/25

DECEASED NAME: Augusto Bunuan Lasam

PR NAME: Maria Luisa Kamali K

FILE #: 25STPB06248

PR ADDRESS:,,,

ATTORNEY NAME: Wei Chien Wong

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

ATTORNEY PHONE #: 626-289-9885

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 05/30/2025.

ESTATE ADDRESS: 11332 Strathern St

ESTIMATED VALUE:

ESTATE CITY: Sun Valley, CA, 91352

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/30/25

DECEASED NAME: Fred Douglas Magee

PR NAME: Lenora E Magee

FILE #: 25STPB06233

PR ADDRESS: 471 W Bennett St, Compton, CA, 90220

ATTORNEY NAME: Sybil Yvonne Burrell

PR TYPE: NA **PR PHONE #:** 213-359-0219

ATTORNEY PHONE #: 213-572-3700

PR EMAIL: lem928@att.net

ATTORNEY EMAIL: sybil@sybilburrell.com

PR COURT DATE: 05/30/2025.

ESTATE ADDRESS: 471 W Bennett St

ESTIMATED VALUE:

ESTATE CITY: Compton, CA, 90220

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/2/25

DECEASED NAME: Kenneth Blair Burwell

PR NAME: Raymond Blake Burwell

FILE #: 25STPB06315

PR ADDRESS: 9730 Palacios Ct, Houston, TX, 77064

ATTORNEY NAME: Robert Hugh Brumfield lii

PR TYPE: NA **PR PHONE #:** 832-287-6746

ATTORNEY PHONE #: 661-316-3010

PR EMAIL: chickohen@yahoo.com

ATTORNEY EMAIL: bob@brumfieldlawgroup.com

PR COURT DATE: 06/02/2025.

ESTATE ADDRESS: 1542 Riverside Dr Apt C

ESTIMATED VALUE:

ESTATE CITY: Glendale, CA, 91201

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/2/25

DECEASED NAME: Burnell Dorsey

PR NAME: Adashia S Arnold Stallsworth

FILE #: 25STPB06312

PR ADDRESS: 1904 S Pierce St, Little Rock, AR, 72204

ATTORNEY NAME: Henry John Moravec lii

PR TYPE: NA **PR PHONE #:** 424-200-0011

ATTORNEY PHONE #: 626-793-3210

PR EMAIL: ilikeyourstylediamond@gmail.com

ATTORNEY EMAIL: hm@moravecslaw.com

PR COURT DATE: 06/02/2025.

ESTATE ADDRESS: 4237 W 59Th Pl

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90043

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/2/25

DECEASED NAME: Javier C Valenzuela

PR NAME: Ernesto Valenzuela

FILE #: 25STPB06326

PR ADDRESS: 13447 Ninebark St, Moreno Valley, CA, 92553

ATTORNEY NAME: Kelsey Blaire Cooper

PR TYPE: NA **PR PHONE #:** 323-703-9102

ATTORNEY PHONE #: 714-584-5009

PR EMAIL: ernie81@gmail.com

ATTORNEY EMAIL: kelsey@cepslaw.com

PR COURT DATE: 06/02/2025.

ESTATE ADDRESS: 2724 S Cloverdale Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90016

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 6/2/25

DECEASED NAME: Jeanette M Watson

PR NAME: Theresa Marie Magabilin

FILE #: 25STPB06277

PR ADDRESS:,,,

ATTORNEY NAME: Paul S Horn

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

ATTORNEY PHONE #: 562-474-1231

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 06/02/2025.

ESTATE ADDRESS: 9225 Rosecrans Ave

ESTIMATED VALUE:

ESTATE CITY: Bellflower, CA, 90706

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/3/25

DECEASED NAME: Richard P Berger

PR NAME: Ralph Beger

FILE #: 25STPB06388
91770

PR ADDRESS: 1056 Walnut Grove Ave #E, Rosemead, CA,

ATTORNEY NAME: Laura Fischer Pare

PR TYPE: NA **PR PHONE #:** 916-835-2070

ATTORNEY PHONE #: 530-477-2281

PR EMAIL: berger373@yahoo.com

ATTORNEY EMAIL: laura@rkeenelaw.com

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 2440 S Hacienda Blvd

ESTIMATED VALUE:

ESTATE CITY: Hacienda Heights, CA, 91745

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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DATE: 6/3/25

DECEASED NAME: Daniel Alvin Charleston

PR NAME: Jack Charleston

FILE #: 25STPB06324

PR ADDRESS: 877 Stevely Ave, Long Beach, CA, 90815

ATTORNEY NAME: Grace A Lou

PR TYPE: NA **PR PHONE #:** 702-630-5555

ATTORNEY PHONE #: 310-986-3118

PR EMAIL: aquazenmoon@aol.com

ATTORNEY EMAIL: grace@pacificcoastlegacy.com

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 877 Stevely Ave

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90815

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

Any TCPA Violation(s) falls directly on the individual agent.

PROBATE TRACKING SHEET



DATE: 6/3/25

DECEASED NAME: Zohrab Haddad

PR NAME: Louise Styles

FILE #: 25STPB06363

PR ADDRESS: 7261 N Cecelia Ave, Fresno, CA, 93722

ATTORNEY NAME: Mark Suren Poochigian

PR TYPE: NA **PR PHONE #:** 703-581-2480

ATTORNEY PHONE #: 559-432-5400

PR EMAIL: lstyles@pacbell.net

ATTORNEY EMAIL: mpoochigian@bakermanock.com

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 11350 Foothill Blvd Unit 18

ESTIMATED VALUE:

ESTATE CITY: Sylmar, CA, 91342

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

IF NO:

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/3/25

DECEASED NAME: Manuel Islas

PR NAME: Gwendolyn Kathleen Islas

FILE #: 25STPB06390

PR ADDRESS: 14015 Lanning Dr #Q, Whittier, CA, 90605

ATTORNEY NAME: Judd M Matsunaga

PR TYPE: NA **PR PHONE #:** 562-305-7350

ATTORNEY PHONE #: 310-348-2995

PR EMAIL: mgislas79@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 14015 Lanning Dr

ESTIMATED VALUE:

ESTATE CITY: Whittier, CA, 90605

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/3/25

DECEASED NAME: Jack Bradford Rudy

PR NAME: Carrie Ann Tigner

FILE #: 25STPB06407

PR ADDRESS: Po Box 156, Lakewood, CA, 90714

ATTORNEY NAME: Jacqueline Alas

PR TYPE: NA **PR PHONE #:** 562-712-4495

ATTORNEY PHONE #: 562-251-7465

PR EMAIL: carrietigner@yahoo.com

ATTORNEY EMAIL: contact.info.estatelaw@gmail.com

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 4963 Bellflower Blvd

ESTIMATED VALUE:

ESTATE CITY: Lakewood, CA, 90713

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Alfred Leonza Beard Jr

PR NAME: Nicole Beard

FILE #: 25STPB06402

PR ADDRESS: 2287 Santa Rosa Ave, Altadena, CA, 91001

ATTORNEY NAME: Evelyn Regina Gillespie

PR TYPE: NA **PR PHONE #:** 626-628-7958

ATTORNEY PHONE #: 424-414-3251

PR EMAIL: nicole.beard1@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 2287 Santa Rosa Ave

ESTIMATED VALUE:

ESTATE CITY: Altadena, CA, 91001

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Nelly T Bonner

PR NAME: William R Bonner

FILE #: 25STPB06423

PR ADDRESS: 13226 Oakwood St, Garden Grove, CA, 92843

ATTORNEY NAME: Anna Valiente Gomez

PR TYPE: NA **PR PHONE #:** 714-612-2860

ATTORNEY PHONE #: 909-593-1388

PR EMAIL: chicobonner@yahoo.com

ATTORNEY EMAIL: anna@avalientegomezlaw.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 20804 E Via Verde St

ESTIMATED VALUE:

ESTATE CITY: Covina, CA, 91724

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Christopher Steve Botsacos

PR NAME: Mark Juerges

FILE #: 25STPB06403

PR ADDRESS:,,,

ATTORNEY NAME: Jennifer Nicole Sawday

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

ATTORNEY PHONE #: 562-923-0971

PR EMAIL:

ATTORNEY EMAIL: jsawday@tldlaw.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 4519 E Village Rd

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90808

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Christopher Steve Botsacos

PR NAME: Mark Juerges

FILE #: 25STPB06403

PR ADDRESS:,,,

ATTORNEY NAME: Jennifer Nicole Sawday

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

ATTORNEY PHONE #: 562-923-0971

PR EMAIL:

ATTORNEY EMAIL: jsawday@tldlaw.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 4321 N Country Club Ln

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90807

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Ruben Bustamante

PR NAME: Rocio E Candelaria

FILE #: 25STPB06405

PR ADDRESS: Po Box 4062, Riverside, CA, 92514

ATTORNEY NAME: Kristine Marissa Borgia

PR TYPE: NA **PR PHONE #:** 951-897-2495

ATTORNEY PHONE #: 951-823-5138

PR EMAIL:

ATTORNEY EMAIL: kristine@borgialawca.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 5840 Benner St Apt 205

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90042

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Marion W Daniels

PR NAME: Christopher Marcus Daniels

FILE #: 25STPB06438

PR ADDRESS: 3977 S Budlong Ave, Los Angeles, CA, 90037

ATTORNEY NAME: Ravi Sudhir Patel

PR TYPE: NA **PR PHONE #:** 951-807-0401

ATTORNEY PHONE #: 510-443-0443

PR EMAIL: cedaniels71@yahoo.com

ATTORNEY EMAIL: ravi@ravilaw.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 3977 S Budlong Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90037

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Garnetta Vestle

PR NAME: Ashley White

FILE #: 25STPB06425

PR ADDRESS: Po Box 44330, Los Angeles, CA, 90044

ATTORNEY NAME: Carla Dolores Allen

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

ATTORNEY PHONE #: 323-293-2321

PR EMAIL: ashley15white@yahoo.com

ATTORNEY EMAIL: CDAllenESQ@gmail.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 514 W 102Nd St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90044

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/5/25

DECEASED NAME: Adib Iskander Awad

PR NAME: Magda A Awad

FILE #: 25STPB06480

PR ADDRESS: Po Box 122 #126, Los Angeles, CA, 90078

ATTORNEY NAME: Alan David Weinfeld

PR TYPE: NA **PR PHONE #:** 818-321-0532

ATTORNEY PHONE #: 213-683-6500

PR EMAIL: magda_a_awad@yahoo.com

ATTORNEY EMAIL: aweinfeld@pmcos.com

PR COURT DATE: 06/05/2025.

ESTATE ADDRESS: 1601 Ard Eevin Ave

ESTIMATED VALUE:

ESTATE CITY: Glendale, CA, 91202

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/5/25

DECEASED NAME: Adib Iskander Awad

PR NAME: Magda A Awad

FILE #: 25STPB06480

PR ADDRESS: Po Box 122 #126, Los Angeles, CA, 90078

ATTORNEY NAME: Alan David Weinfeld

PR TYPE: NA **PR PHONE #:** 818-321-0532

ATTORNEY PHONE #: 213-683-6500

PR EMAIL: magda_a_awad@yahoo.com

ATTORNEY EMAIL: aweinfeld@pmcos.com

PR COURT DATE: 06/05/2025.

ESTATE ADDRESS: 217 W Kenneth Rd

ESTIMATED VALUE:

ESTATE CITY: Glendale, CA, 91202

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/5/25

DECEASED NAME: Adib Iskander Awad

PR NAME: Magda A Awad

FILE #: 25STPB06480

PR ADDRESS: Po Box 122 #126, Los Angeles, CA, 90078

ATTORNEY NAME: Alan David Weinfeld

PR TYPE: NA **PR PHONE #:** 818-321-0532

ATTORNEY PHONE #: 213-683-6500

PR EMAIL: magda_a_awad@yahoo.com

ATTORNEY EMAIL: aweinfeld@pmcos.com

PR COURT DATE: 06/05/2025.

ESTATE ADDRESS: 430 Palm Dr

ESTIMATED VALUE:

ESTATE CITY: Glendale, CA, 91202

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/5/25

DECEASED NAME: Antoinette Louise Jackson

PR NAME: Valerie Joy Love

FILE #: 25STPB06484

PR ADDRESS: 1193 S Sable Blvd #C, Aurora, CO, 80012

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL: vsmith569@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 06/05/2025.

ESTATE ADDRESS: 2000 W 68Th St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90047

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

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PROBATE TRACKING SHEET



DATE: 6/5/25

DECEASED NAME: Diane Marie Windsor

PR NAME: Jose Garza li

FILE #: 25STPB06467

PR ADDRESS: 13910 Nurmi St, Sylmar, CA, 91342

ATTORNEY NAME: Michael Bilson

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

ATTORNEY PHONE #: 818-980-8393

PR EMAIL: mlupegarza@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 06/05/2025.

ESTATE ADDRESS: 13930 Lakeside St

ESTIMATED VALUE:

ESTATE CITY: Sylmar, CA, 91342

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

IF NO:

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: 6/6/25

DECEASED NAME: Maglean May

PR NAME: Joseph Rubin May Jr

FILE #: 25STPB06475

PR ADDRESS: 711 W 98Th St, Los Angeles, CA, 90044

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-568-6850

ATTORNEY PHONE #:

PR EMAIL: josephmay2727@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 131 E 99Th St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90003

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/6/25

DECEASED NAME: Lauren Michelle Nave

PR NAME: Russell Nave

FILE #: 25STPB06516

PR ADDRESS: 42214 52Nd St W, Lancaster, CA, 93536

ATTORNEY NAME: Marc Kevin Herbert

PR TYPE: NA **PR PHONE #:** 661-208-6429

ATTORNEY PHONE #: 661-273-9007

PR EMAIL:

ATTORNEY EMAIL: marc@herbertlawoffice.com

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 2599 Walnut Ave Unit 128

ESTIMATED VALUE:

ESTATE CITY: Signal Hill, CA, 90755

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 5/27/25

DECEASED NAME: Joe Roldan

PR NAME: Robert Roldan

FILE #: 2025PRDE044625

PR ADDRESS: 1256 S Citrus Ave, Los Angeles, CA, 90019

ATTORNEY NAME: Kevin Staker

PR TYPE: Administrator

PR PHONE #: 805-432-5707

ATTORNEY PHONE #: 805-482-2282

PR EMAIL: rjroldan805@gmail.com

ATTORNEY EMAIL: kgs@stakerjohnson.com

PR COURT DATE: 05/27/2025.

ESTATE ADDRESS: 1073 Calle Castano

ESTIMATED VALUE:

ESTATE CITY: Thousand Oaks, CA, 91360

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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PROBATE TRACKING SHEET



DATE: 6/3/25

DECEASED NAME: Sonia Carrie Galvin

PR NAME: David S Galvin

FILE #: 2025PRDE044799

PR ADDRESS: 32116 Village 32, Camarillo, CA, 93012

ATTORNEY NAME: Monica Maria O'Hearn

PR TYPE: Executor **PR PHONE #:** 626-437-3322

ATTORNEY PHONE #: 805-823-4200

PR EMAIL: lorigalvin@msn.com

ATTORNEY EMAIL: mohearn@alvarezfirm.com

PR COURT DATE: 06/03/2025.

ESTATE ADDRESS: 32116 Village 32

ESTIMATED VALUE:

ESTATE CITY: Camarillo, CA, 93012

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

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