

PROBATE TRACKING SHEET



DATE: 09/11/2025

DECEASED NAME: Dongming Xu

PR NAME: Mei Anita Xu

FILE #: 25PR003096

PR ADDRESS: 14428 Se 63Rd St, Bellevue, WA, 98006

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 425-472-5350

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 3201 Natoma St

ESTIMATED VALUE: 224192

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.

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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: 09/11/2025

DECEASED NAME: Pouya Haghighi

PR NAME: Naim Haghighi

FILE #: 25PR003102

PR ADDRESS: 5628 Whitney Ave, Carmichael, CA, 95608

ATTORNEY NAME: Camelia Mahmoudi

PR TYPE: Executor **PR PHONE #:** 916-730-4249

ATTORNEY PHONE #: 225923

PR EMAIL: nima_h95@yahoo.com

ATTORNEY EMAIL: camelia@camelialaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 5628 Whitney Ave

ESTIMATED VALUE: 835400

ESTATE CITY: Carmichael, CA, 95608

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/16/2025

DECEASED NAME: Larnell Ezell Madison Sr

PR NAME: Gloria Madison

FILE #: 25PR003168

PR ADDRESS: 4007 Haack Way, Elk Grove, CA, 95758

ATTORNEY NAME: Tosh G Yamamoto

PR TYPE: Administrator

PR PHONE #: 916-531-2555

ATTORNEY PHONE #: 63253

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 4007 Haack Way

ESTIMATED VALUE: 678300

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/17/2025

DECEASED NAME: Hugh J Lubkin

PR NAME: Aludia Cruz

FILE #: 25PR003173

PR ADDRESS: 6801 Harvest Oak Court, Elk Grove, CA, 95758

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-549-5045

ATTORNEY PHONE #:

PR EMAIL: aludia09@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 6801 Harvest Oak Ct

ESTIMATED VALUE: 609700

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

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PROBATE TRACKING SHEET



DATE: 09/17/2025

DECEASED NAME: Sheila S Lai

PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 2718 La Verta Ct

ESTIMATED VALUE: 299400

ESTATE CITY: Rancho Cordova, CA, 95670

ESTIMATED BALANCE: No

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ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9012 El Cajon Way #3

ESTIMATED VALUE: 197700

ESTATE CITY: Sacramento, CA, 95826

ESTIMATED BALANCE: No

[Ring... Ring...]

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PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9617 Allegheny Dr

ESTIMATED VALUE: 497400

ESTATE CITY: Sacramento, CA, 95670

ESTIMATED BALANCE: No

[Ring... Ring...]

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PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9630 Allegheny Dr

ESTIMATED VALUE: 455200

ESTATE CITY: Sacramento, CA, 95827

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/15/2025

DECEASED NAME: Arron Ward Stanley Sr

PR NAME: Arron Ward Stanley Jr

FILE #: 25PR142587

PR ADDRESS: 2416 Lakewood Cir, Cabot, AR, 72023

ATTORNEY NAME: Samantha Real Sales

PR TYPE: Administrator

PR PHONE #: 501-533-7670

ATTORNEY PHONE #:

PR EMAIL: summitofpwr@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 4738 Bret Harte Ct

ESTIMATED VALUE: 1634700

ESTATE CITY: Fremont, CA, 94538

ESTIMATED BALANCE: NO

[Ring... Ring...]

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DATE: 09/17/2025

DECEASED NAME: Christine Cosey

PR NAME: Yvonne Smith

FILE #: 25PR143444

PR ADDRESS: 859 E 94Th St, Los Angeles, CA, 90002

ATTORNEY NAME: Michael Cashman

PR TYPE: Administrator

PR PHONE #: 213-713-5064

ATTORNEY PHONE #: 325336

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1311 Derby St

ESTIMATED VALUE: 942000

ESTATE CITY: Berkeley, CA, 94702

ESTIMATED BALANCE: NO

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/18/2025

DECEASED NAME: Jeffrey Lee Goshia

PR NAME: Andrew Lee Goshia

FILE #: PR-25-001006

PR ADDRESS: 3925 Scenic Dr #50, Modesto, CA, 95355

ATTORNEY NAME:

PR TYPE: Decedent's Estate **PR PHONE #:** 209-662-4578

ATTORNEY PHONE #:

PR EMAIL: rejerrah@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 1548 Canyon Creek Dr

ESTIMATED VALUE: 387400

ESTATE CITY: Newman, CA, 95360

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/16/2025

DECEASED NAME: Jeffrey Moy

PR NAME: Shereen Karen Chew

FILE #: 25-PRO-01280

PR ADDRESS: 783 S Mayfair Ave, Daly City, CA, 94015

ATTORNEY NAME: Britta C Peterson

PR TYPE: Decedent's Estate **PR PHONE #:** 415-994-3581

ATTORNEY PHONE #: 306684

PR EMAIL:

ATTORNEY EMAIL: britta@petersonlawsf.com

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 783 S Mayfair Ave

ESTIMATED VALUE: 1096300

ESTATE CITY: Daly City, CA, 94015

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/16/2025

DECEASED NAME: Marilyn Mecchi

PR NAME: Janelle Mecchi

FILE #: 25-PRO-01285

PR ADDRESS: 467 Imperial Drive, Pacifica, CA, 94044

ATTORNEY NAME: John A Mangini

PR TYPE: Decedent's Estate **PR PHONE #:** 925-339-6783

ATTORNEY PHONE #: 87775

PR EMAIL: mctdart@gmail.com

ATTORNEY EMAIL: john@manginilaw.com

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 5132 Shelter Creek Ln

ESTIMATED VALUE: 352500

ESTATE CITY: San Bruno, CA, 94066

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/18/2025

DECEASED NAME: Arthur James Clark

PR NAME: Barbara Arietta

FILE #: 25-PRO-01289

PR ADDRESS: 779 Prairie Creek Road, Pacifica, CA, 94044

ATTORNEY NAME: Dallas E Dean

PR TYPE: Decedent's Estate **PR PHONE #:** 650-359-4858

ATTORNEY PHONE #: 308360

PR EMAIL:

ATTORNEY EMAIL: ded@coreylaw.com

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 528 Miller Ave

ESTIMATED VALUE: 1015700

ESTATE CITY: Pacifica, CA, 94044

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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