

PROBATE TRACKING SHEET



DATE: 10/02/2025

DECEASED NAME: Sharlene Aitken

PR NAME: Martin Leroy Aitken

FILE #: P25-01749

PR ADDRESS: 3561 Morningside Dr, El Sobrante, CA, 94803

ATTORNEY NAME: Matthew G Grech

PR TYPE: Administrator

PR PHONE #: 925-250-3382

ATTORNEY PHONE #: 252848

PR EMAIL: dvmsurgeon@sbcglobal.net

ATTORNEY EMAIL: matthew@grechlegal.com

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 3561 Morningside Dr

ESTIMATED VALUE: 785700

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.

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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: 10/02/2025

DECEASED NAME: Ashkan Abbashashemi Moghaddam

PR NAME: Ana Mejia

FILE #: P25-01757

PR ADDRESS: 1909 8Th St #C, Berkeley, CA, 94710

ATTORNEY NAME: Kevin Urbatsch

PR TYPE: Administrator

PR PHONE #: 510-452-7926

ATTORNEY PHONE #: 168380

PR EMAIL: ana.mejia09@yahoo.com

ATTORNEY EMAIL: kevin@urbatsch.com

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 3857 Linden Ln

ESTIMATED VALUE: 705700

ESTATE CITY: El Sobrante, CA, 94803

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Joshua Breeden

PR NAME: Summer Breeden

FILE #: P25-01797

PR ADDRESS: 2130 Hidden Oak Dr, Danville, CA, 94506

ATTORNEY NAME: David Y Parnall

PR TYPE: Administrator

PR PHONE #: 818-634-4461

ATTORNEY PHONE #: 246140

PR EMAIL: summer.lowry@yahoo.com

ATTORNEY EMAIL: dp@davidparnell.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 2130 Hidden Oak Dr

ESTIMATED VALUE: 2519300

ESTATE CITY: Danville, CA, 94506

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?

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PR NAME: Summer Breeden

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PR ADDRESS: 2130 Hidden Oak Dr, Danville, CA, 94506

ATTORNEY NAME: David Y Parnall

PR TYPE: Administrator

PR PHONE #: 818-634-4461

ATTORNEY PHONE #: 246140

PR EMAIL: summer.lowry@yahoo.com

ATTORNEY EMAIL: dp@davidparnell.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 504 Cambrian Way

ESTIMATED VALUE: 1298100

ESTATE CITY: Danville, CA, 94526

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?

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PR NAME: Summer Breeden

FILE #: P25-01797

PR ADDRESS: 2130 Hidden Oak Dr, Danville, CA, 94506

ATTORNEY NAME: David Y Parnall

PR TYPE: Administrator

PR PHONE #: 818-634-4461

ATTORNEY PHONE #: 246140

PR EMAIL: summer.lowry@yahoo.com

ATTORNEY EMAIL: dp@davidparnell.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 493 Silver Lake Dr

ESTIMATED VALUE: 1350000

ESTATE CITY: Danville, CA, 94526

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?

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Dan Cold

PR NAME: Susan Cold

FILE #: P25-01799

PR ADDRESS: 51 Eagle Lake Ct #22, San Ramon, CA, 94582

ATTORNEY NAME: Patricia A Leong

PR TYPE: Executor **PR PHONE #:** 925-895-6921

ATTORNEY PHONE #: 158000

PR EMAIL: sue@thecolds.net

ATTORNEY EMAIL: pat@patricialeong.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 51 Eagle Lake Ct Unit 22

ESTIMATED VALUE: 1014000

ESTATE CITY: San Ramon, CA, 94582

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/30/2025

DECEASED NAME: Darrell Laroy Clark

PR NAME: Matthew Scott Clark

FILE #: 25PR200990

PR ADDRESS: 1595 17Th St, Los Osos, CA, 93402

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 805-458-0859

ATTORNEY PHONE #:

PR EMAIL: ksclark@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 09/30/2025.

ESTATE ADDRESS: 3024 Via Del Sol

ESTIMATED VALUE: 1611400

ESTATE CITY: San Jose, CA, 95132

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/29/2025

DECEASED NAME: Francesca Sales Padilla

PR NAME: Nicolas Joseph Sales Padilla

FILE #: 25PR200984

PR ADDRESS: 6540 Denver Dr, Indianapolis, IN, 46241

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL: nicolas_padilla8003@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 802 White Oak Ln

ESTIMATED VALUE: 1718200

ESTATE CITY: Sunnyvale, CA, 94086

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/29/2025

DECEASED NAME: Barbara Thompson

PR NAME: Terry Neil Thompson

FILE #: 25PR200983

PR ADDRESS: 1626 Fairfield Rd, Yardley, PA, 19067

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 215-962-0689

ATTORNEY PHONE #:

PR EMAIL: terrytnt@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 1257 Chateau Dr

ESTIMATED VALUE: 2450000

ESTATE CITY: San Jose, CA, 95120

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/29/2025

DECEASED NAME: Nancy Cn Kuo

PR NAME: Lily Y Kuo

FILE #: 25PR200978

PR ADDRESS: 608 Evans Rd, Milpitas, CA, 95035

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-439-0816

ATTORNEY PHONE #:

PR EMAIL: lilykuo@comcast.net

ATTORNEY EMAIL:

PR COURT DATE: 09/29/2025.

ESTATE ADDRESS: 1894 Kobuk Valley Cmn #Cm

ESTIMATED VALUE: 993900

ESTATE CITY: San Jose, CA, 95131

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/04/2025

DECEASED NAME: Irene Mary Cobb

PR NAME: Scott Bartman

FILE #: STK-PR-EST-2025-0001477

PR ADDRESS: 607 N E St, Stockton, CA, 95205

ATTORNEY NAME: Alec E Adams

PR TYPE: Probate Estates **PR PHONE #:** 209-679-9709

ATTORNEY PHONE #: 177802

PR EMAIL:

ATTORNEY EMAIL: trusts_estates_attorney@yahoo.com

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 607 N E St

ESTIMATED VALUE: 279600

ESTATE CITY: Stockton, CA, 95205

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: William Carlyle Wollner

PR NAME: Gary Floyd

FILE #: STK-PR-EST-2025-0001489

PR ADDRESS: 1304 Maple Blvd, Liberal, KS, 67901

ATTORNEY NAME: Jason Edmond Chong

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 276273

PR EMAIL: garywfloyd@hotmail.com

ATTORNEY EMAIL: jchong@garibaldilaw.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 323 E Magnolia St

ESTIMATED VALUE: 267300

ESTATE CITY: Stockton, CA, 95202

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 10/02/2025

DECEASED NAME: Georgia Aglaia Herron

PR NAME: Curtis Herron

FILE #: 25STPB11229
87114

PR ADDRESS: 6536 Los Pueblos Pl Nw, Albuquerque, NM,

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 430-200-8383

ATTORNEY PHONE #:

PR EMAIL: curtisherron19845673@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 10452 Alondra Blvd

ESTIMATED VALUE: 811674

ESTATE CITY: Bellflower, CA, 90706

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/02/2025

DECEASED NAME: Georgia Aglaia Herron

PR NAME: Curtis Herron

FILE #: 25STPB11229
87114

PR ADDRESS: 6536 Los Pueblos Pl Nw, Albuquerque, NM,

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 430-200-8383

ATTORNEY PHONE #:

PR EMAIL: curtisherron19845673@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 9932 Belfair St

ESTIMATED VALUE: 993100

ESTATE CITY: Bellflower, CA, 90706

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?

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DATE: 10/02/2025

DECEASED NAME: Kenneth Kenji Uyeda

PR NAME: Gladys U Tachibana

FILE #: 25STPB11242

PR ADDRESS: 2076 W 238Th St, Torrance, CA, 90501

ATTORNEY NAME: Renee Lillie Campbell

PR TYPE: NA **PR PHONE #:** 310-614-0501

ATTORNEY PHONE #: 104020

PR EMAIL: gladyscats@aol.com

ATTORNEY EMAIL: reneecampbell.law@gmail.com

PR COURT DATE: 10/02/2025.

ESTATE ADDRESS: 1407 W 180Th St

ESTIMATED VALUE: 852400

ESTATE CITY: Gardena, CA, 90248

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?

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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: 10/03/2025

DECEASED NAME: Lois A Wadsworth

PR NAME: James M Wadsworth

FILE #: 25STPB11243

PR ADDRESS: 8340 Longden Ave #31, San Gabriel, CA, 91775

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 626-616-7150

ATTORNEY PHONE #:

PR EMAIL: wadsworth@bemail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 8340 Longden Ave

ESTIMATED VALUE: 1053100

ESTATE CITY: San Gabriel, CA, 91775

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Rachel De La Cerda

PR NAME: Raquel Castillo

FILE #: 25STPB11266

PR ADDRESS: 5060 Rockhurst Ct, Riverside, CA, 92503

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 562-706-1808

ATTORNEY PHONE #:

PR EMAIL: rlc0408@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 13933 Lefloss Ave

ESTIMATED VALUE: 628500

ESTATE CITY: Norwalk, CA, 90650

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?

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Anadina A Soto

PR NAME: Phillip M Romero

FILE #: 25STPB11272

PR ADDRESS: 13858 Dilworth St, La Mirada, CA, 90638

ATTORNEY NAME: Jaime Alberto Cuevas Jr

PR TYPE: NA **PR PHONE #:** 562-400-9680

ATTORNEY PHONE #: 277254

PR EMAIL: mariagingerromero@gmail.com

ATTORNEY EMAIL: jcuevasbklaw@gmail.com

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 4314 Service St

ESTIMATED VALUE: 614500

ESTATE CITY: Los Angeles, CA, 90063

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?

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Jewell Helen Hamner-Kergil

PR NAME: James H Hamner Jr

FILE #: 25STPB11274

PR ADDRESS: 1332 E Florida St, Long Beach, CA, 90802

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL: jymnastiks@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 3533 Roxanne Ave

ESTIMATED VALUE: 880500

ESTATE CITY: Long Beach, CA, 90808

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?

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Eddie C Maxwell

PR NAME: Tyler E Maxwell

FILE #: 25STPB11292

PR ADDRESS: 23438 Via Farallon, Valencia, CA, 91355

ATTORNEY NAME: Chris Philip Kohl

PR TYPE: NA **PR PHONE #:** 818-519-1814

ATTORNEY PHONE #: 198105

PR EMAIL: tmax818@mac.com

ATTORNEY EMAIL: chris@kohltrustlaw.com

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 2036 Kenoma St

ESTIMATED VALUE: 705000

ESTATE CITY: Glendora, CA, 91740

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?

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: David Neil Geary

PR NAME: Todd Davis

FILE #: 25STPB11293

PR ADDRESS: 9645 Seven Sisters Dr, Ashland, VA, 23005

ATTORNEY NAME: Syunghae Grace Lim-Ayres

PR TYPE: NA **PR PHONE #:** 540-290-1699

ATTORNEY PHONE #: 321004

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 337 Morningside Ter

ESTIMATED VALUE: 594500

ESTATE CITY: Palmdale, CA, 93551

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?

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Adele Kricorian

PR NAME: Karen Ann Kricorian

FILE #: 25STPB11344

PR ADDRESS: 7040 Manzanares Dr, North Las Vegas, NV, 89084

ATTORNEY NAME: Dale Arthur Arens

PR TYPE: NA **PR PHONE #:** 702-762-4936

ATTORNEY PHONE #: 225272

PR EMAIL: karenkric@hotmail.com

ATTORNEY EMAIL: lawdale@sbcglobal.net

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 11829 Darby Ave

ESTIMATED VALUE: 1406200

ESTATE CITY: Porter Ranch, CA, 91326

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?

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Bertha Teresa Winston

PR NAME: Steve Winston

FILE #: 25STPB11414

PR ADDRESS: 25250 Avenida Dorena, Newhall, CA, 91321

ATTORNEY NAME: William Richard Remery

PR TYPE: NA **PR PHONE #:** 818-636-3358

ATTORNEY PHONE #: 89897

PR EMAIL: hbgeg123@csun.edu

ATTORNEY EMAIL: wremery@aol.com

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 7922 Radford Ave

ESTIMATED VALUE: 622200

ESTATE CITY: North Hollywood, CA, 91605

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?

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Kevin Marshall Gault

PR NAME: Richard P Gault

FILE #: 25STPB11361

PR ADDRESS: 1015 Mountain View Rd, Blanchard, ID, 83804

ATTORNEY NAME: Vanessa Maria Terzian

PR TYPE: NA **PR PHONE #:** 951-660-2860

ATTORNEY PHONE #: 245041

PR EMAIL: rsgault@sbcglobal.net

ATTORNEY EMAIL: vterzian@lagerlof.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 127 W Ghent St

ESTIMATED VALUE: 844600

ESTATE CITY: Glendora, CA, 91740

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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ATTORNEY PHONE #: 245041

PR EMAIL: rsgault@sbcglobal.net

ATTORNEY EMAIL: vterzian@lagerlof.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 2872 Fulton Rd

ESTIMATED VALUE: 477800

ESTATE CITY: Pomona, CA, 91767

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Rosetta Lullia Chappelle

PR NAME: Dashawn Sardin

FILE #: 25STPB11390

PR ADDRESS: 7827 S Harvard Blvd, Los Angeles, CA, 90047

ATTORNEY NAME: Robert Lee Duitsman

PR TYPE: NA **PR PHONE #:** 323-635-7683

ATTORNEY PHONE #: 113933

PR EMAIL: ray.sardin@gmail.com

ATTORNEY EMAIL: rld@rldlaw.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 5506 Edgewood Pl

ESTIMATED VALUE: 1188600

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?

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Kathryn J Abood

PR NAME: Robert Abood

FILE #: 25STPB11417

PR ADDRESS: 12341 195Th St, Artesia, CA, 90701

ATTORNEY NAME: Phillip Louis Tangelakis

PR TYPE: NA **PR PHONE #:** 310-402-3412

ATTORNEY PHONE #: 78379

PR EMAIL: robert.abood@aol.com

ATTORNEY EMAIL: pltlawoffice@gmail.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 1412 Lawrence St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90021

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?

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 23522 Fambrough St

ESTIMATED VALUE: 790900

ESTATE CITY: Santa Clarita, CA, 91321

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?

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 25239 Vermont Dr

ESTIMATED VALUE: 715100

ESTATE CITY: Santa Clarita, CA, 91321

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?

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Lorrita S Steuer

PR NAME: Karri Lynn Ashley

FILE #: 25STPB11428

PR ADDRESS: 25239 Vermont Dr, Newhall, CA, 91321

ATTORNEY NAME: Stephen George Mckee

PR TYPE: NA **PR PHONE #:** 661-714-3061

ATTORNEY PHONE #: 62091

PR EMAIL: karriashley@yahoo.com

ATTORNEY EMAIL: sgmckee@pacbell.net

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 12838 Tonopah St

ESTIMATED VALUE: 754900

ESTATE CITY: Arleta, CA, 91331

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]

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Herbert Wayne Coleman

PR NAME: Latoya Denise Coleman

FILE #: 25STPB11471

PR ADDRESS: 14018 Casetta Dr, Beaumont, CA, 92223

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL: tasteeteaze@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 2213 Concord Ave

ESTIMATED VALUE: 594900

ESTATE CITY: Pomona, CA, 91768

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Sylvia Shoukry Hanna

PR NAME: Rafik Maher Hanna

FILE #: 25STPB11475

PR ADDRESS: 1660 N Wilton Pl #403, Los Angeles, CA, 90028

ATTORNEY NAME: Kevin Glen Staker

PR TYPE: NA **PR PHONE #:** 818-424-3370

ATTORNEY PHONE #: 101400

PR EMAIL:

ATTORNEY EMAIL: kgs@stakerjohnson.com

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 16643 Tuba St

ESTIMATED VALUE: 874500

ESTATE CITY: North Hills, CA, 91343

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?

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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: 10/09/2025

DECEASED NAME: Lovelle Cheryl Peters

PR NAME: Danelle Thomsen

FILE #: 25STPB11519

PR ADDRESS: 6237 Alta Ave, Whittier, CA, 90601

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 562-544-7683

ATTORNEY PHONE #:

PR EMAIL: danellethomsen300@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 10/09/2025.

ESTATE ADDRESS: 9249 Buell St

ESTIMATED VALUE: 1150000

ESTATE CITY: Downey, CA, 90241

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/09/2025

DECEASED NAME: Christopher G Powell

PR NAME: Lynda E Robinson

FILE #: 25STPB11528

PR ADDRESS: 1891 Morning Glory Dr #D, Hollister, CA, 95023

ATTORNEY NAME: Richard Reinhold Sprague

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

ATTORNEY PHONE #: 329346

PR EMAIL: lynda-rob@sbcglobal.net

ATTORNEY EMAIL: richard@rspraguelaw.com

PR COURT DATE: 10/09/2025.

ESTATE ADDRESS: 1641 N Avon St

ESTIMATED VALUE: 880700

ESTATE CITY: Burbank, CA, 91505

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Nazareth Djeredjian

PR NAME: Warren D Michael

FILE #: PROVA2500792

PR ADDRESS: 7674 Rockaway Ave, Yucca Valley, CA, 92284

ATTORNEY NAME:

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 310-721-6389

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/06/2025.

ESTATE ADDRESS: 7674 Rockaway Ave

ESTIMATED VALUE: 383400

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?

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PROBATE TRACKING SHEET



DATE: 09/30/2025

DECEASED NAME: Steven Kirchner

PR NAME: Danielle Mendoza

FILE #: 25PR003314

PR ADDRESS: 3463 Procyon St #401, Las Vegas, NV, 89102

ATTORNEY NAME: Leslie E Riley

PR TYPE: Administrator

PR PHONE #: 702-875-6883

ATTORNEY PHONE #: 265987

PR EMAIL:

ATTORNEY EMAIL: leslie.riley@vamerbrandt.com

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 4972 Diablo Dr

ESTIMATED VALUE: 499000

ESTATE CITY: Sacramento, CA, 95842

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/01/2025

DECEASED NAME: Gayle Andrade

PR NAME: David Troth

FILE #: 25PR003334

PR ADDRESS: 2 Binaca Court, Sacramento, CA, 95833

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-607-6353

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/27/2025.

ESTATE ADDRESS: 2 Binaca Court

ESTIMATED VALUE: 367000

ESTATE CITY: Sacramento, CA, 95833

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?

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 10/02/2025

DECEASED NAME: Joseph Robert Poindexter jr

PR NAME: Melissa Ann Diaz

FILE #: 25PR003350

PR ADDRESS: 7006 Peach Tree Ave, Citrus Heights, CA, 95621

ATTORNEY NAME: Paul Grow

PR TYPE: Executor **PR PHONE #:** 916-397-7417

ATTORNEY PHONE #: 360854

PR EMAIL:

ATTORNEY EMAIL: Pgrow@dhtrustlaw. com

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 9659 Snowberry Way

ESTIMATED VALUE: 620300

ESTATE CITY: Orangevale, CA, 95662

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?

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Jeremiah Steven Brown

PR NAME: Leatha Anne Brown

FILE #: 25PR003359

PR ADDRESS: 8009 Beethoven Court, Citrus Heights, CA, 95621

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-323-6960

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/03/2025.

ESTATE ADDRESS: 8009 Beethoven Ct

ESTIMATED VALUE: 526500

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?

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Lynne Marie Zahnley

PR NAME: Gina M Moller

FILE #: 25PR003360

PR ADDRESS: 609A Piner Road Ste 110, Wilmington, NC, 28409

ATTORNEY NAME: Timothy P Murphy

PR TYPE: Administrator

PR PHONE #: 910-523-7810

ATTORNEY PHONE #: 105219

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/01/2025.

ESTATE ADDRESS: 6201 Eastmont Ct

ESTIMATED VALUE: 605800

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?

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Raymond F Salladarre

PR NAME: Steven Burns

FILE #: 25PR003382

PR ADDRESS: 3493 Fairway Drive, Cameron Park, CA, 95682

ATTORNEY NAME: Adele M Din

PR TYPE: Executor **PR PHONE #:** 916-502-4716

ATTORNEY PHONE #: 285169

PR EMAIL:

ATTORNEY EMAIL: adeledin@gmail.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 1130 Millet Way

ESTIMATED VALUE: 361000

ESTATE CITY: Sacramento, CA, 95834

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?

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/03/2025

DECEASED NAME: Emma Morada

PR NAME: Elizabeth Dean

FILE #: 25PR003388

PR ADDRESS: Po Box 4124, Davis, CA, 95617

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 530-564-8295

ATTORNEY PHONE #: 258811

PR EMAIL:

ATTORNEY EMAIL: probate@mylawyersllp.com

PR COURT DATE: 09/30/2025.

ESTATE ADDRESS: 2527 McGregor Dr

ESTIMATED VALUE: 460800

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?

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Philip Franklin Wright

PR NAME: Philip A Wright

FILE #: 25PR003394

PR ADDRESS: 4711 Loch Lomond Dr, Carmichael, CA, 95608

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 530-564-8295

ATTORNEY PHONE #: 258811

PR EMAIL: philip.bigbang@gmail.com

ATTORNEY EMAIL: probate@mylawyersllp.com

PR COURT DATE: 09/26/2025.

ESTATE ADDRESS: 5041 Mccloud Dr

ESTIMATED VALUE: 440000

ESTATE CITY: Sacramento, CA, 95842

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?

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 10/07/2025

DECEASED NAME: Stanley Rick Inlay

PR NAME: Crystal Inlay

FILE #: 25PR003413

PR ADDRESS: 1291 Ringlet Ave Unit 103, Sacramento, CA, 95811

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-268-1472

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 7502 Andrewsarah Ct

ESTIMATED VALUE: 329800

ESTATE CITY: Sacramento, CA, 95828

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?

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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: 10/07/2025

DECEASED NAME: Walter L Trudeau

PR NAME: Donna M Kopp-Trudeau

FILE #: 25PR003416

PR ADDRESS: 11500 Forty Niner Cirde, Gold River, CA, 95670

ATTORNEY NAME: Jacob C Smith

PR TYPE: Executor **PR PHONE #:** 916-476-5662

ATTORNEY PHONE #: 300619

PR EMAIL:

ATTORNEY EMAIL: jsmith bpmnj.com

PR COURT DATE: 09/27/2025.

ESTATE ADDRESS: 6512 Meadowcreek Way

ESTIMATED VALUE: 454600

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.

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Jean Motoko Yego

PR NAME: Jon Yego

FILE #: 25PR003427

PR ADDRESS: 2433 Edna Street, Sacramento, CA, 95822

ATTORNEY NAME: Tosh G Yamamoto

PR TYPE: Administrator

PR PHONE #: 916-947-8725

ATTORNEY PHONE #: 63253

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 1351 Cornell Way

ESTIMATED VALUE: 556500

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?

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Sandra Shipley

PR NAME: James Beaudion

FILE #: 25PR003429

PR ADDRESS: 10100 Grizzly Flats Rd, Grizzly Flats, CA, 95636

ATTORNEY NAME: Peter Cianchetta

PR TYPE: Administrator

PR PHONE #: 708-663-8114

ATTORNEY PHONE #: 220971

PR EMAIL:

ATTORNEY EMAIL: plc@eglaw.net

PR COURT DATE: 10/08/2025.

ESTATE ADDRESS: 10517 Mills Acres Cir

ESTIMATED VALUE: 410100

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?

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: Angela A Barnett

PR NAME: Patricia A Sosa

FILE #: 25PR003430

PR ADDRESS: 8792 Mannington St, Elk Grove, CA, 95758

ATTORNEY NAME: Quinton J Miller

PR TYPE: Administrator

PR PHONE #: 916-821-5408

ATTORNEY PHONE #: 243947

PR EMAIL:

ATTORNEY EMAIL: qjm@quintonlaw.com

PR COURT DATE: 10/07/2025.

ESTATE ADDRESS: 3936 14Th Ave

ESTIMATED VALUE: 550000

ESTATE CITY: Sacramento, CA, 95820

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?

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PROBATE TRACKING SHEET



DATE: 09/30/2025

DECEASED NAME: Margaret Ann West

PR NAME: Candi Clarno

FILE #: 25-PRO-01362
95245

PR ADDRESS: 2280 Independence Rd, Mokelumne Hill, CA ,

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 510-520-0353

ATTORNEY PHONE #:

PR EMAIL: candi_94061@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/21/2025.

ESTATE ADDRESS: 425 Kehoe Ave

ESTIMATED VALUE: 1232800

ESTATE CITY: Half Moon Bay , CA , 94019

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?

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PROBATE TRACKING SHEET



DATE: 10/08/2025

DECEASED NAME: John Alexander Kerr

PR NAME: William Andrew Kerr

FILE #: 25-PRO-01393

PR ADDRESS: 270 Hillview Ave, Redwood City, CA, 94062

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 650-678-6968

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 12/01/2024.

ESTATE ADDRESS: 185 Martinez Rd

ESTIMATED VALUE: 1438900

ESTATE CITY: Woodside , CA , 94062

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 10/06/2025

DECEASED NAME: Richard Stephen Florek

PR NAME: Daniel Florek

FILE #: 25PR146780

PR ADDRESS: 4902 Oak Springs Dr, Arlington, TX, 76016

ATTORNEY NAME: Stephen Bucher

PR TYPE: Administrator

PR PHONE #: 510-364-7092

ATTORNEY PHONE #: 202524

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 38809 Judie Way

ESTIMATED VALUE: 1475100

ESTATE CITY: Fremont, CA, 94536

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?

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