

PROBATE TRACKING SHEET



DATE: 5/6/25

DECEASED NAME: Angel Aguirre Rincon

PR NAME: Sylviana Morales Rincon

FILE #: PRIN2500567

PR ADDRESS: 51908 Calle Techa, Coachella, CA, 92236

ATTORNEY NAME: Hrair Kaladjian

PR TYPE: Administrator

PR PHONE #: 310-619-3306

ATTORNEY PHONE #: 800-760-0468

PR EMAIL: rinconsylviana15@gmail.com

ATTORNEY EMAIL: harry@so-cal-lawyer.com

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 51908 Calle Techa

ESTIMATED VALUE:

ESTATE CITY: Coachella, CA, 92236

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?

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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: 4/21/25

DECEASED NAME: Eugenia R Rupert

PR NAME: Imani Rupert-Gordon

FILE #: PROVA2500343

PR ADDRESS: 1200 Lakeshore Ave #5, Oakland, CA, 94606

ATTORNEY NAME: Don M Ross

PR TYPE: Administrator

PR PHONE #: 805-252-5279

ATTORNEY PHONE #: 760-999-2095

PR EMAIL:

ATTORNEY EMAIL: dross@hidesertlaw.com

PR COURT DATE: 4/21/25.

ESTATE ADDRESS: 58751 Sun Mesa Dr

ESTIMATED VALUE:

ESTATE CITY: Yucca Valley, CA, 92284

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: 4/28/25

DECEASED NAME: Linda Margaret Carson

PR NAME: Heather R Carson

FILE #: 25STPB04779
91350

PR ADDRESS: 20000 Plum Canyon Rd #511, Santa Clarita, CA,

ATTORNEY NAME: Bonnie L Braiker-Gordon

PR TYPE: NA **PR PHONE #:** 818-692-4763

ATTORNEY PHONE #: 818-710-1511

PR EMAIL: hrc913@gmail.com

ATTORNEY EMAIL: bonnie@gbglaw.net

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 11027 Irma Ave

ESTIMATED VALUE:

ESTATE CITY: Tujunga, CA, 91042

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: 4/29/25

DECEASED NAME: Jeffery Guy Barnes

PR NAME: Jeffery Michael Barnes

FILE #: 25STPB04895

PR ADDRESS: 3062 Temescal Ave, Norco, CA, 92860

ATTORNEY NAME: Syunghae Grace Lim-Ayres

PR TYPE: NA **PR PHONE #:** 909-278-2039

ATTORNEY PHONE #: 800-752-9937

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 36534 Turner Dr

ESTIMATED VALUE:

ESTATE CITY: Palmdale, CA, 93550

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: 4/29/25

DECEASED NAME: Gary Vilshansky

PR NAME: Marina Taylor

FILE #: 25STPB04861

PR ADDRESS: 2101 Washington Ave, Santa Monica, CA, 90403

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 310-866-0400

ATTORNEY PHONE #:

PR EMAIL: marinataylor@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1955 Tamarind Ave #9

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90068

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: 5/1/25

DECEASED NAME: Mary Estrada

PR NAME: Edward Mark Estrada

FILE #: 25STPB05015

PR ADDRESS: 12425 Maybrook Ave #Q, Whittier, CA, 90604

ATTORNEY NAME: Emanuela Gentile

PR TYPE: NA **PR PHONE #:** 562-631-8204

ATTORNEY PHONE #: 949-438-1192

PR EMAIL: davidestrada001@gmail.com

ATTORNEY EMAIL: ellagentile@gmail.com

PR COURT DATE: 5/1/25.

ESTATE ADDRESS: 12425 Maybrook Ave

ESTIMATED VALUE:

ESTATE CITY: Whittier, CA, 90604

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: 5/2/25

DECEASED NAME: James E Hescoc

PR NAME: Jeffrey Allen Hescoc

FILE #: 25STPB05074

PR ADDRESS: 835 W 25Th St #2, San Pedro, CA, 90731

ATTORNEY NAME: Byron Roger Lane

PR TYPE: NA **PR PHONE #:** 310-753-2968

ATTORNEY PHONE #: 310-521-5300

PR EMAIL: jehescoc@aol.com

ATTORNEY EMAIL: brl@lanelawgroup.com

PR COURT DATE: 5/2/25.

ESTATE ADDRESS: 4627 Rockbluff Dr

ESTIMATED VALUE:

ESTATE CITY: Rolling Hills Estates, CA, 90274

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: 5/2/25

DECEASED NAME: Enrique Arturo Mariduena Vanoni

PR NAME: Lucy Mariduena

FILE #: 25STPB05082

PR ADDRESS: 3191 W 7Th St #324, Los Angeles, CA, 90005

ATTORNEY NAME: Norman Ernest Reitz

PR TYPE: NA **PR PHONE #:** 213-718-1832

ATTORNEY PHONE #: 760-920-8387

PR EMAIL:

ATTORNEY EMAIL: nreitz76@gmail.com

PR COURT DATE: 5/2/25.

ESTATE ADDRESS: 437 Isabel St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90065

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: 5/2/25

DECEASED NAME: Heather-Luba Venhuda

PR NAME: Elizabeth Venhuda

FILE #: 25STPB05083

PR ADDRESS: 2220 Roanoke Rd, San Marino, CA, 91108

ATTORNEY NAME: Gabriel Buelna

PR TYPE: NA **PR PHONE #:** 626-592-1827

ATTORNEY PHONE #: 323-243-3549

PR EMAIL: elizabethvenhuda@gmail.com

ATTORNEY EMAIL: Gabriel@BuelnaLaw.com

PR COURT DATE: 5/2/25.

ESTATE ADDRESS: 908 N Cordova St

ESTIMATED VALUE:

ESTATE CITY: Alhambra, CA, 91801

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: 5/5/25

DECEASED NAME: James C Carberry

PR NAME: Richard Carberry

FILE #: 25STPB05100

PR ADDRESS: 1541 S Bedford St #105, Los Angeles, CA, 90035

ATTORNEY NAME: Joel Joseph Loquvam

PR TYPE: NA **PR PHONE #:** 323-804-7287

ATTORNEY PHONE #: 310-724-7377

PR EMAIL:

ATTORNEY EMAIL: joel@laestateplan.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 580 N Beachwood Dr

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90004

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Alice M Coyer

PR NAME: John J Coyer

FILE #: 25STPB05098

PR ADDRESS: 138 Noland Pike, Simpsonville, KY, 40067

ATTORNEY NAME: Ronald Berman

PR TYPE: NA **PR PHONE #:** 502-529-9150

ATTORNEY PHONE #: 818-593-5050

PR EMAIL: johncoyer@msn.com

ATTORNEY EMAIL: rberman@berman-law.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 10136 Mcbroom St

ESTIMATED VALUE:

ESTATE CITY: Sunland, CA, 91040

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: 5/5/25

DECEASED NAME: Marina Escobar Montellano

PR NAME: Claudia Marina Garcia

FILE #: 25STPB05099

PR ADDRESS: 19430 Victory Blvd, Reseda, CA, 91335

ATTORNEY NAME: Debora Golshani Young

PR TYPE: NA **PR PHONE #:** 818-916-4424

ATTORNEY PHONE #: 310-444-3003

PR EMAIL: claudia.santizo@wellpoint.com

ATTORNEY EMAIL: deb@debyounglaw.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 19430 Victory Blvd

ESTIMATED VALUE:

ESTATE CITY: Reseda, CA, 91335

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: 5/6/25

DECEASED NAME: Viet Phu Afuso

PR NAME: Jeni Afuso Ho

FILE #: 25STPB05144

PR ADDRESS: 1508 Silver Lake Blvd, Los Angeles, CA, 90026

ATTORNEY NAME: John Patrick Daniels

PR TYPE: NA **PR PHONE #:** 310-384-9211

ATTORNEY PHONE #: 818-718-1250

PR EMAIL: jenilovesbeef@gmail.com

ATTORNEY EMAIL: john@johndanielslaw.com

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 11146 Orion Ave

ESTIMATED VALUE:

ESTATE CITY: Mission Hills, CA, 91345

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 5/6/25

DECEASED NAME: Viet Phu Afuso

PR NAME: Jeni Afuso Ho

FILE #: 25STPB05144

PR ADDRESS: 1508 Silver Lake Blvd, Los Angeles, CA, 90026

ATTORNEY NAME: John Patrick Daniels

PR TYPE: NA **PR PHONE #:** 310-384-9211

ATTORNEY PHONE #: 818-718-1250

PR EMAIL: jenilovesbeef@gmail.com

ATTORNEY EMAIL: john@johndanielslaw.com

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 11158 Orion Ave

ESTIMATED VALUE:

ESTATE CITY: Mission Hills, CA, 91345

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: 5/7/25

DECEASED NAME: Suzanne Eileen Axt

PR NAME: Jennifer S Todorov

FILE #: 25STPB05213

PR ADDRESS: 38 W Pamela Rd, Arcadia, CA, 91007

ATTORNEY NAME: Thomas Oliver Hoffman

PR TYPE: NA **PR PHONE #:** 502-608-0880

ATTORNEY PHONE #: 626-355-4422

PR EMAIL: victort1@msn.com

ATTORNEY EMAIL: tom@thomashoffmanlaw.com

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 38 W Pamela Rd

ESTIMATED VALUE:

ESTATE CITY: Arcadia, CA, 91007

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.

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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: 5/7/25

DECEASED NAME: Lillie T Burton

PR NAME: Lia Burton-Owens

FILE #: 25STPB05212

PR ADDRESS: 265 W 68Th St, Long Beach, CA, 90805

ATTORNEY NAME: Theresa Ann Jones

PR TYPE: NA **PR PHONE #:** 562-607-4994

ATTORNEY PHONE #: 714-742-6282

PR EMAIL: ltburton@prodigy.net

ATTORNEY EMAIL:

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 265 W 68Th St

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90805

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/7/25

DECEASED NAME: Morton H Firestone

PR NAME: Jeffrey Curtis Firestone

FILE #: 25STPB05230

PR ADDRESS: 7501 Tyrone Ave, Van Nuys, CA, 91405

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 818-968-2146

ATTORNEY PHONE #:

PR EMAIL: linmor1@msn.com

ATTORNEY EMAIL:

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 4649 Arriba Dr

ESTIMATED VALUE:

ESTATE CITY: Tarzana, CA, 91356

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: 5/7/25

DECEASED NAME: Tonda L Nicholas

PR NAME: Shannon Sue Hockett

FILE #: 25STPB05214

PR ADDRESS: 9918 E Deadfall Rd, Hillsboro, OH, 45133

ATTORNEY NAME: Paul S Horn

PR TYPE: NA **PR PHONE #:** 937-536-0693

ATTORNEY PHONE #: 562-474-1231

PR EMAIL: ashleyxoxo_09@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 6764 Lemon Ave

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90805

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/7/25

DECEASED NAME: Rochelle Amy Stearns

PR NAME: Justin Stearns

FILE #: 25STPB05265

PR ADDRESS: 5456 Kester Ave, Sherman Oaks, CA, 91411

ATTORNEY NAME: Amy Osran Jacobs

PR TYPE: NA **PR PHONE #:** 818-585-2444

ATTORNEY PHONE #: 310-282-9494

PR EMAIL:

ATTORNEY EMAIL: ajacobs@wksllp.com

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 11547 Hortense St

ESTIMATED VALUE:

ESTATE CITY: North Hollywood, CA, 91602

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/9/25

DECEASED NAME: Blanca Lilia Segovia-Park

PR NAME: Maria Carmen Segovia

FILE #: 25STPB05382

PR ADDRESS: 4310 Glenover, San Antonio, TX, 78217

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 747-226-8382

ATTORNEY PHONE #:

PR EMAIL: maria_karina_15@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/9/25.

ESTATE ADDRESS: 22021 Valerio St

ESTIMATED VALUE:

ESTATE CITY: Canoga Park, CA, 91303

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: 4/29/25

DECEASED NAME: Refugio Sanchez Mora

PR NAME: Raymond Mora

FILE #: 2025PRDE043109

PR ADDRESS: 627 W Center Ln, Santa Paula, CA, 93060

ATTORNEY NAME: Jason L Gaudy

PR TYPE: Administrator

PR PHONE #: 805-310-8128

ATTORNEY PHONE #: 909-982-3199

PR EMAIL: rmora@mvincorp.com

ATTORNEY EMAIL: jason@gaudylaw.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 627 W Center Ln

ESTIMATED VALUE:

ESTATE CITY: Santa Paula, CA, 93060

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: 4/29/25

DECEASED NAME: Virginia M Puette

PR NAME: Richard D Stone

FILE #: 2025PRDE043104

PR ADDRESS: 1239 Mission Verde Dr, Camarillo, CA, 93012

ATTORNEY NAME: Theresa Mcconville

PR TYPE: Administrator

PR PHONE #: 805-302-2565

ATTORNEY PHONE #: 805-484-0514

PR EMAIL: rstone6236@aol.com

ATTORNEY EMAIL: Theresa@mcconlaw.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1239 Mission Verde Dr

ESTIMATED VALUE:

ESTATE CITY: Camarillo, CA, 93012

ESTIMATED BALANCE:

[Ring... Ring...]

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