

PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: Angela Rose Aparicio

PR NAME: Albert R Aparicio Sr

FILE #: 2025PRDE050246

PR ADDRESS: 3372 George St, Oxnard, CA, 93036

ATTORNEY NAME: Theresa L Mcconville

PR TYPE: Administrator

PR PHONE #: 805-236-3282

ATTORNEY PHONE #: 86982

PR EMAIL:

ATTORNEY EMAIL: theresa@mcconlaw.com

PR COURT DATE: 09/09/2025.

ESTATE ADDRESS: 3372 George St

ESTIMATED VALUE: 653800

ESTATE CITY: Oxnard, CA, 93036

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Leanne Lusk Petras

PR NAME: Kim B Lusk

FILE #: 2025PRDE050191

PR ADDRESS: 8714 Deveron Way, Orangevale, CA, 95662

ATTORNEY NAME: Timothy S Camarena

PR TYPE: Administrator

PR PHONE #: 650-921-6096

ATTORNEY PHONE #: 98042

PR EMAIL: k.lusk@aol.com

ATTORNEY EMAIL: jennifer@relawapc.com

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 2786 Sapra St

ESTIMATED VALUE: 1069300

ESTATE CITY: Thousand Oaks, CA, 91362

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Obie Rey Pablo

PR NAME: Damon Pablo

FILE #: 25STPB10101

PR ADDRESS: 2934 Hillcrest Dr, Los Angeles, CA, 90016

ATTORNEY NAME: Joshua Louis Sternberg

PR TYPE: NA **PR PHONE #:** 323-289-0844

ATTORNEY PHONE #: 250687

PR EMAIL: damonpablo@yahoo.com

ATTORNEY EMAIL: js@sternberglawgroup.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 2934 Hillcrest Dr

ESTIMATED VALUE: 1005600

ESTATE CITY: Los Angeles, CA, 90016

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: 09/08/2025

DECEASED NAME: Bobby Ling Joe

PR NAME: Susan Joe

FILE #: 25STPB10107

PR ADDRESS: 12219 Culver Blvd, Los Angeles, CA, 90066

ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 11454 Culver Park Dr

ESTIMATED VALUE: 1879800

ESTATE CITY: Culver City, CA, 90230

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DECEASED NAME: Bobby Ling Joe

PR NAME: Susan Joe

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ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 12219 Culver Blvd

ESTIMATED VALUE: 1568100

ESTATE CITY: Los Angeles, CA, 90066

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: 09/08/2025

DECEASED NAME: Bobby Ling Joe

PR NAME: Susan Joe

FILE #: 25STPB10107

PR ADDRESS: 12219 Culver Blvd, Los Angeles, CA, 90066

ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 13731 Damian St

ESTIMATED VALUE: 1293700

ESTATE CITY: Cerritos, CA, 90703

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/08/2025

DECEASED NAME: Maxine L Schumack

PR NAME: Sharon Schumack

FILE #: 25STPB10116

PR ADDRESS: 71 Barnard Ave #2, Watertown, MA, 02472

ATTORNEY NAME: Yacoba A Feldman

PR TYPE: NA **PR PHONE #:** 617-417-1349

ATTORNEY PHONE #: 100817

PR EMAIL: sschumack@bellsouth.net

ATTORNEY EMAIL: Jaci@JaciLaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 13621 Addison St

ESTIMATED VALUE: 1074100

ESTATE CITY: Sherman Oaks, CA, 91423

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: 09/09/2025

DECEASED NAME: Helen Francis Zambrano

PR NAME: Robert M Zambrano

FILE #: 25STPB10151

PR ADDRESS: 3246 Muscatel Ave, Rosemead, CA, 91770

ATTORNEY NAME: Gregory Michael Ajalat

PR TYPE: NA **PR PHONE #:** 707-344-6063

ATTORNEY PHONE #: 150878

PR EMAIL:

ATTORNEY EMAIL: Greg@Ajalatlaw.com

PR COURT DATE: 09/09/2025.

ESTATE ADDRESS: 3246 Muscatel Ave

ESTIMATED VALUE: 865900

ESTATE CITY: Rosemead, CA, 91770

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/10/2025

DECEASED NAME: April Michelle Metzinger

PR NAME: Jose Antonio Quinones

FILE #: 25STPB10200

PR ADDRESS: 16941 Pocono St, La Puente, CA, 91744

ATTORNEY NAME: Antoniette Jauregui

PR TYPE: NA **PR PHONE #:** 626-391-5621

ATTORNEY PHONE #: 192624

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 16941 Pocono St

ESTIMATED VALUE: 696300

ESTATE CITY: La Puente, CA, 91744

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: 09/10/2025

DECEASED NAME: Jessie Guerrero Cleveland

PR NAME: Paul Jacques

FILE #: 25STPB10213

PR ADDRESS: 12324 Haster St #B, Garden Grove, CA, 92840

ATTORNEY NAME: Linda Eliana Paquette

PR TYPE: NA **PR PHONE #:** 714-591-3924

ATTORNEY PHONE #: 122376

PR EMAIL: pauljacques42361@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 1018 Magnolia St #F

ESTIMATED VALUE: 607500

ESTATE CITY: South Pasadena, CA, 91030

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/10/2025

DECEASED NAME: John Cowles Iii

PR NAME: Connie R Warren-Cowles

FILE #: 25STPB10214

PR ADDRESS: 2144 N Evergreen St, Burbank, CA, 91505

ATTORNEY NAME: Susan B Geffen

PR TYPE: NA **PR PHONE #:** 818-381-2857

ATTORNEY PHONE #: 146793

PR EMAIL: crw725598@yahoo.com

ATTORNEY EMAIL: susanbgeffen@gmail.com

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 2144 N Evergreen St

ESTIMATED VALUE: 1027100

ESTATE CITY: Burbank, CA, 91505

ESTIMATED BALANCE: Not Available

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DATE: 09/10/2025

DECEASED NAME: Brian Terrance Gaughan

PR NAME: Liana A Gaughan

FILE #: 25STPB10235

PR ADDRESS: 841 Palo Verde Ave, Pasadena, CA, 91104

ATTORNEY NAME: William Jeff Davidson

PR TYPE: NA **PR PHONE #:** 626-345-4922

ATTORNEY PHONE #: 251365

PR EMAIL: briang5169@yahoo.com

ATTORNEY EMAIL: wdavidson@livingtreeestateplanning.com

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 841 Palo Verde Ave

ESTIMATED VALUE: 1620900

ESTATE CITY: Pasadena, CA, 91104

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/10/2025

DECEASED NAME: James A Mackey Sr

PR NAME: Tanya Lee Giscomb

FILE #: 25STPB10251

PR ADDRESS: 4328 Palmero Blvd #17, View Park, CA, 90008

ATTORNEY NAME: Leslie Ezra Chayo

PR TYPE: NA **PR PHONE #:** 213-392-3300

ATTORNEY PHONE #: 65432

PR EMAIL: tanyamackey@pacbell.net

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 1206 S Ridgeley Dr

ESTIMATED VALUE: 1403600

ESTATE CITY: Los Angeles, CA, 90019

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/10/2025

DECEASED NAME: James A Mackey Sr

PR NAME: Tanya Lee Giscomb

FILE #: 25STPB10251

PR ADDRESS: 4328 Palmero Blvd #17, View Park, CA, 90008

ATTORNEY NAME: Leslie Ezra Chayo

PR TYPE: NA **PR PHONE #:** 213-392-3300

ATTORNEY PHONE #: 65432

PR EMAIL: tanyamackey@pacbell.net

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 4328 Palmero Blvd

ESTIMATED VALUE: 1176300

ESTATE CITY: View Park, CA, 90008

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: 09/11/2025

DECEASED NAME: George Bernard Marvin Feten

PR NAME: Erik Feten

FILE #: 25STPB10271

PR ADDRESS: 736 Penny Royal Ln, San Rafael, CA, 94903

ATTORNEY NAME: Denae Lynn Oatey

PR TYPE: NA **PR PHONE #:** 415-350-2719

ATTORNEY PHONE #: 215276

PR EMAIL:

ATTORNEY EMAIL: denaeoatey@maddenjones.com

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 2235 Termino Ave

ESTIMATED VALUE: 777900

ESTATE CITY: Long Beach, CA, 90815

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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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: 09/11/2025

DECEASED NAME: Willard H Scott

PR NAME: Vanessa Dean Scott-Wilson

FILE #: 25STPB10286

PR ADDRESS: 2211 Casitas Ave #8, Altadena, CA, 91001

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 909-576-4187

ATTORNEY PHONE #:

PR EMAIL: vdscott75@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 2211 1/8 Casitas Ave

ESTIMATED VALUE: 790800

ESTATE CITY: Altadena, CA, 91001

ESTIMATED BALANCE: Not Available

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PROBATE TRACKING SHEET



DATE: 09/11/2025

DECEASED NAME: Miriam A Wallace

PR NAME: Candice M Thompson

FILE #: 25STPB10295

PR ADDRESS: 4960 Cutler Ave, Baldwin Park, CA, 91706

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 626-536-6559

ATTORNEY PHONE #:

PR EMAIL: gentleheart0207@verizon.net

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 733 Manzanita Ave

ESTIMATED VALUE: 696200

ESTATE CITY: Pasadena, CA, 91103

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Juan Jose Delgadillo

PR NAME: Ricardo Delgadillo

FILE #: 25STPB10316

PR ADDRESS: 756 San Angelo Ave, Montebello, CA, 90640

ATTORNEY NAME: Nathan Kawata Watanabe

PR TYPE: NA **PR PHONE #:** 323-243-1211

ATTORNEY PHONE #: 233897

PR EMAIL: rdelgadillo323@hotmail.com

ATTORNEY EMAIL: nathan.watanabe@wsllplaw.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 1659 S Sandia Ave

ESTIMATED VALUE: 849700

ESTATE CITY: West Covina, CA, 91790

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Mary Scoggins

PR NAME: Sheldon Scoggins

FILE #: 25STPB10317

PR ADDRESS: 831 E 73rd St E #201, Los Angeles, CA, 90001

ATTORNEY NAME: Vernon Ross Yancy

PR TYPE: NA **PR PHONE #:** 323-817-8892

ATTORNEY PHONE #: 219891

PR EMAIL: kevona87@yahoo.com

ATTORNEY EMAIL: VRYancy@yancylaw.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 831 E 73rd St

ESTIMATED VALUE: 570000

ESTATE CITY: Los Angeles, CA, 90001

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Mark Heyward Jordan

PR NAME: Devin Michelle Jordan

FILE #: 25STPB10319

PR ADDRESS: 6655 Boulder Hwy #1077, Las Vegas, NV, 89122

ATTORNEY NAME: Shannon Nicole Wiezorek

PR TYPE: NA **PR PHONE #:** 310-938-7702

ATTORNEY PHONE #: 233601

PR EMAIL:

ATTORNEY EMAIL: snw@wiezorekgeye.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 21320 Garston Ave

ESTIMATED VALUE: 765600

ESTATE CITY: Carson, CA, 90745

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Charlie Clemons

PR NAME: Nercelia Jackson

FILE #: 25STPB10337
91730

PR ADDRESS: 11210 4th St #1301, Rancho Cucamonga, CA,

ATTORNEY NAME: Maide Tuhu Holloway

PR TYPE: NA **PR PHONE #:** 323-240-9511

ATTORNEY PHONE #: 320993

PR EMAIL: juliesoroka@yahoo.com

ATTORNEY EMAIL: maideholloway@gmail.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 5115 11th Ave

ESTIMATED VALUE: 787600

ESTATE CITY: Los Angeles, CA, 90043

ESTIMATED BALANCE: Not Available

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