

PROBATE TRACKING SHEET



DATE: 7/9/25

DECEASED NAME: Kathleen M Hoffman

PR NAME: Mary Frances Bitzer

FILE #: STK-PR-OPH-2025-0001021

PR ADDRESS: 2730 Camellia Dr, Tracy, CA, 95376

ATTORNEY NAME: Michael C Belden

PR TYPE: NA **PR PHONE #:** 209-815-8082

ATTORNEY PHONE #: 242538

PR EMAIL: verimary@yahoo.com

ATTORNEY EMAIL: mbelden@tracyattorneys.com

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 3255 Justin Ct

ESTIMATED VALUE: 682200

ESTATE CITY: Tracy, CA, 95377

ESTIMATED BALANCE: Not Availible

[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.

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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: 7/9/25

DECEASED NAME: Linda Dee Bates

PR NAME: Robert Bates

FILE #: STK-PR-EST-2025-0001023

PR ADDRESS: 472 Montclair Ln, Tracy, CA, 95376

ATTORNEY NAME: Michael C Belden

PR TYPE: NA **PR PHONE #:** 209-337-5172

ATTORNEY PHONE #: 242538

PR EMAIL:

ATTORNEY EMAIL: mbelden@tracyattorneys.com

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 62 W 1St St

ESTIMATED VALUE: 426100

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/18/25

DECEASED NAME: Elee O'Guinn Carter

PR NAME: Aaron Pinkard

FILE #: STK-PR-EST-2025-0001029
95336

PR ADDRESS: 2079 Hyde Park Place, Manteca, CA,

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 209-362-6994

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 06/18/2025.

ESTATE ADDRESS: 2079 Hyde Park Pl

ESTIMATED VALUE: 598900

ESTATE CITY: Manteca, CA, 95336

ESTIMATED BALANCE: Not Availible

[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: 7/10/25

DECEASED NAME: Alicia Mae Castaneda

PR NAME: Irene Castaneda Barr

FILE #: STK-PR-EST-2025-0001037

PR ADDRESS: 220 N Washington St, Lodi, CA, 95240

ATTORNEY NAME: Grace Smith Johnson

PR TYPE: NA **PR PHONE #:** 409-789-8966

ATTORNEY PHONE #: 303607

PR EMAIL: icbarr@att.net

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 5226 Elvin Ave

ESTIMATED VALUE: 291400

ESTATE CITY: Stockton, CA, 95215

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/11/25

DECEASED NAME: Donnie Joseph Taro

PR NAME: Nini Lee

FILE #: STK-PR-EST-2025-0001039

PR ADDRESS:,,,

ATTORNEY NAME: Kimberly Sullivan Gray

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

ATTORNEY PHONE #: 228819

PR EMAIL:

ATTORNEY EMAIL: kimberly@bdickersonlaw.com

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 29116 Dodds Rd

ESTIMATED VALUE: 639800

ESTATE CITY: Escalon, CA, 95320

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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DECEASED NAME: Donnie Joseph Taro

PR NAME: Nini Lee

FILE #: STK-PR-EST-2025-0001039

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: NA PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 29128 Dodds Rd

ESTIMATED VALUE:

ESTATE CITY: Escalon, CA, 95320

ESTIMATED BALANCE: Not Availible

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PROBATE TRACKING SHEET



DATE: 7/11/25

DECEASED NAME: Lois Marie Trew

PR NAME: Bryan D E Trew

FILE #: STK-PR-EST-2025-0001046

PR ADDRESS: 2406 Corbin Ln, Lodi, CA, 95242

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 925-482-4654

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 2406 Corbin Ln

ESTIMATED VALUE: 450900

ESTATE CITY: Lodi, CA, 95242

ESTIMATED BALANCE: Not Availible

[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: 7/3/25

DECEASED NAME: Tina I Silverstein

PR NAME: Jeffrey H Silverstein

FILE #: 25PR00765

PR ADDRESS: 34 Coldbrook, Irvine, CA, 92604

ATTORNEY NAME: Garen Levon Kirakosian

PR TYPE: Administrator

PR PHONE #: 949-636-2532

ATTORNEY PHONE #: 276139

PR EMAIL: jeffsilverstein@hotmail.com

ATTORNEY EMAIL: garen.kirakosian@withersworldwide.com

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 7540 Healdsburg Ave

ESTIMATED VALUE: 1218400

ESTATE CITY: Sebastopol, CA, 95472

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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ATTORNEY NAME: Garen Levon Kirakosian

PR TYPE: Administrator

PR PHONE #: 949-636-2532

ATTORNEY PHONE #: 276139

PR EMAIL: jeffsilverstein@hotmail.com

ATTORNEY EMAIL: garen.kirakosian@withersworldwide.com

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 7550 Healdsburg Ave

ESTIMATED VALUE: 1629900

ESTATE CITY: Sebastopol, CA, 95472

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/7/25

DECEASED NAME: Roy William Anderson

PR NAME: Joshua Moore

FILE #: 25PR00769

PR ADDRESS:,,,

ATTORNEY NAME: Lorilee De Santis

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 251195

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 1063 Clark St

ESTIMATED VALUE: 659800

ESTATE CITY: Santa Rosa, CA, 95404

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/10/25

DECEASED NAME: Fely Villadelgado

PR NAME: Thomas Verbie

FILE #: P25-01224

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 3021 Hickorynut St

ESTIMATED VALUE: 780900

ESTATE CITY: Antioch, CA, 94509

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/3/25

DECEASED NAME: Nathaniel J Opiela

PR NAME: Cassandra L Opiela

FILE #: 25PR002264

PR ADDRESS: 5501 8Th Ave, Sacramento, CA, 95820

ATTORNEY NAME: Michael G Abrate

PR TYPE: Executor **PR PHONE #:** 916-340-4715

ATTORNEY PHONE #: 261543

PR EMAIL: cass_opiela@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 3640 62Nd St

ESTIMATED VALUE: 630000

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: Ralph Leland Hants

PR NAME: Charles Hants

FILE #: 25PR002274

PR ADDRESS: 1337 Silver Spur Cir, Lincoln, CA, 95648

ATTORNEY NAME: David L Brown

PR TYPE: Executor **PR PHONE #:** 916-206-8654

ATTORNEY PHONE #: 200665

PR EMAIL: hantscl@yahoo.com

ATTORNEY EMAIL: bprlaw@bprlaw.net

PR COURT DATE: 06/27/2025.

ESTATE ADDRESS: 6801 W Elkhorn Blvd

ESTIMATED VALUE: 1045900

ESTATE CITY: Sacramento, CA, 95837

ESTIMATED BALANCE: N

[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: 7/2/25

DECEASED NAME: Daniel Wesley Louis

PR NAME: Reginadee Louis

FILE #: 25PR002248

PR ADDRESS: 995 Piedmont Dr, Sacramento, CA, 95822

ATTORNEY NAME: Adele M Din

PR TYPE: Administrator

PR PHONE #: 503-409-7369

ATTORNEY PHONE #: 285169

PR EMAIL:

ATTORNEY EMAIL: adeledin@gmail.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 995 Piedmont Dr

ESTIMATED VALUE: 766000

ESTATE CITY: Sacramento, CA, 95822

ESTIMATED BALANCE: N

[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: 7/2/25

DECEASED NAME: Robert M Stone

PR NAME: Ryan Andersen

FILE #: 25PR002242

PR ADDRESS: 1100 Corporate Way Suite 100, Sacramento, CA, 95831

ATTORNEY NAME: Dylan P Hyatt

PR TYPE: Administrator

PR PHONE #: 916-235-3777

ATTORNEY PHONE #: 278125

PR EMAIL:

ATTORNEY EMAIL: dhyatt@hassellandhyatt.com

PR COURT DATE: 06/20/2025.

ESTATE ADDRESS: 7408 Mandeville Ln

ESTIMATED VALUE: 208200

ESTATE CITY: Sacramento, CA, 95828

ESTIMATED BALANCE: N

[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: 7/2/25

DECEASED NAME: Avis Paglieroni

PR NAME: Joseph Paglieroni Jr

FILE #: 25PR002238

PR ADDRESS: 3201 Barberry Ln, Sacramento, CA, 95864

ATTORNEY NAME: Joseph Paglieroni Jr

PR TYPE: Executor **PR PHONE #:** 916-634-8612

ATTORNEY PHONE #: 219384

PR EMAIL: frnkmichelle@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 3201 Barberry Ln

ESTIMATED VALUE: 1136200

ESTATE CITY: Sacramento, CA, 95864

ESTIMATED BALANCE: N

[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]

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PROBATE TRACKING SHEET



DATE: 7/3/25

DECEASED NAME: Kathleen Colarusso

PR NAME: Jason F Colarusso

FILE #: 25PR002251

PR ADDRESS: 1293 Harvest Lp, Folsom, CA, 95630

ATTORNEY NAME: Robert M Loaan

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 144435

PR EMAIL:

ATTORNEY EMAIL: folsomlakelaw@gmail.com

PR COURT DATE: 07/02/2025.

ESTATE ADDRESS: 6436 Bay Hill Way

ESTIMATED VALUE: 492400

ESTATE CITY: Orangevale, CA, 95662

ESTIMATED BALANCE: N

[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]

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

PROBATE TRACKING SHEET



DATE: 7/8/25

DECEASED NAME: George Henry Jenkins

PR NAME: Dianna Sutton

FILE #: 25PR002291

PR ADDRESS: 8220 El Modena Ave, Elverta, CA, 95626

ATTORNEY NAME: Lilit A Minasyan

PR TYPE: Administrator

PR PHONE #: 916-342-2410

ATTORNEY PHONE #: 309295

PR EMAIL: suttonlight@gmail.com

ATTORNEY EMAIL: lam@drlo.law

PR COURT DATE: 07/04/2025.

ESTATE ADDRESS: 348 Archway Ave

ESTIMATED VALUE: 393800

ESTATE CITY: Rio Linda, CA, 95673

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: James Mcconnell Woodside

PR NAME: Jack Woodside

FILE #: 25PR002280

PR ADDRESS: 3221 Adams Rd, Sacramento, CA, 95864

ATTORNEY NAME: K Greg Peterson

PR TYPE: Administrator

PR PHONE #: 916-548-3350

ATTORNEY PHONE #: 118287

PR EMAIL: jwoods999@msn.com

ATTORNEY EMAIL: gpeterson@boutinjones.com

PR COURT DATE: 06/30/2025.

ESTATE ADDRESS: 941 47Th St

ESTIMATED VALUE: 787000

ESTATE CITY: Sacramento, CA, 95819

ESTIMATED BALANCE: N

[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: 7/2/25

DECEASED NAME: Cindy Jo Kidd

PR NAME: Christy Kidd

FILE #: 25PR002245

PR ADDRESS: 9345 Barth St, Elk Grove, CA, 95624

ATTORNEY NAME: Andrea K Shoup

PR TYPE: Administrator

PR PHONE #: 916-698-9174

ATTORNEY PHONE #: 248117

PR EMAIL: christythekidd03@gmail.com

ATTORNEY EMAIL: andrea@shouplegal.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 8848 Elk Way

ESTIMATED VALUE: 402300

ESTATE CITY: Elk Grove, CA, 95624

ESTIMATED BALANCE: N

[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: 7/3/25

DECEASED NAME: Cheryl Ann Pincombe

PR NAME: Ryan Andersen

FILE #: 25PR002263

PR ADDRESS: 1100 Corporate Way #100, Sacramento, CA, 95831

ATTORNEY NAME: Berenice Villa

PR TYPE: Administrator

PR PHONE #: 916-235-3777

ATTORNEY PHONE #: 351686

PR EMAIL:

ATTORNEY EMAIL: villa@lawofficeinc.com

PR COURT DATE: 06/24/2025.

ESTATE ADDRESS: 5201 Sky Pkwy

ESTIMATED VALUE: 398900

ESTATE CITY: Sacramento, CA, 95823

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: James Michae Finn

PR NAME: Amanda Maria Finn

FILE #: 25PR002266

PR ADDRESS: 36351 Russell Blvd, Davis, CA, 95616

ATTORNEY NAME: Corey Page

PR TYPE: Administrator

PR PHONE #: 916-471-9674

ATTORNEY PHONE #: 218789

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 06/20/2025.

ESTATE ADDRESS: 9151 Central Ave

ESTIMATED VALUE: 404800

ESTATE CITY: Orangevale, CA, 95662

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: Robert Rudy Cota

PR NAME: Christina Cota Martinez

FILE #: 25PR002278

PR ADDRESS: 5440 College Oak Dr #15, Sacramento, CA, 95841

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-544-4933

ATTORNEY PHONE #:

PR EMAIL: tina_serg1@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 2124 Catskill Way

ESTIMATED VALUE: 479800

ESTATE CITY: Sacramento, CA, 95838

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: Amos Hollinger

PR NAME: Deon Nunn

FILE #: 25PR002297

PR ADDRESS: 3708 McClellan Dr, North Highlands, CA, 95660

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-205-6723

ATTORNEY PHONE #:

PR EMAIL: dnunn64@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 7618 Lily Mar Ln

ESTIMATED VALUE: 338300

ESTATE CITY: Antelope, CA, 95843

ESTIMATED BALANCE: N

[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: Kevin Lloyd Lange

PR NAME: Linda Lange

FILE #: 25PR124920

PR ADDRESS: 1144 Glen Ellen Ln, Santa Maria, CA, 93455

ATTORNEY NAME: J Thompson

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 272756

PR EMAIL: bronxbaddestmami@gmail.com

ATTORNEY EMAIL: jthompson@stephensfirm.com

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 18592 Madison Ave

ESTIMATED VALUE: 1058200

ESTATE CITY: Castro Valley, CA, 94546

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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PROBATE TRACKING SHEET



DATE: 6/10/25

DECEASED NAME: Cynthia Shiu-Yuan Ho

PR NAME: Eileen Ho

FILE #: 25PR125919

PR ADDRESS: 3267 Farleton Ln, Roseville, CA, 95747

ATTORNEY NAME: J Allison Tussey

PR TYPE: Administrator

PR PHONE #: 510-366-5604

ATTORNEY PHONE #: 262767

PR EMAIL: ehonline@hotmail.com

ATTORNEY EMAIL: allison@wadelawcorp.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 3267 Farleton Ln

ESTIMATED VALUE: 600300

ESTATE CITY: Roseville, CA, 95747

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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PROBATE TRACKING SHEET



DATE: 7/2/25

DECEASED NAME: Raymond Anthony Namauleg

PR NAME: Bernadette Namauleg

FILE #: 25PR128758

PR ADDRESS: 4727 Marblehead Bay Dr, Oceanside, CA, 92057

ATTORNEY NAME: Eric E Giersch

PR TYPE: Administrator

PR PHONE #: 313-766-8415

ATTORNEY PHONE #: 331947

PR EMAIL: bnamauley@hotmail.com

ATTORNEY EMAIL: egiersch@huberfox.com

PR COURT DATE: 07/02/2025.

ESTATE ADDRESS: 15512 Farnsworth St

ESTIMATED VALUE: 879800

ESTATE CITY: San Leandro, CA, 94579

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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PROBATE TRACKING SHEET



DATE: 7/3/25

DECEASED NAME: Mary L Pitts

PR NAME: Krystal J Bautista

FILE #: 25PR129003

PR ADDRESS: 2213 Grant St, Berkeley, CA, 94703

ATTORNEY NAME: Peter Shelton

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 187533

PR EMAIL:

ATTORNEY EMAIL: Peter@PeterSheltonLaw.com

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 1272 83Rd Ave

ESTIMATED VALUE: 420400

ESTATE CITY: Oakland, CA, 94621

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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PROBATE TRACKING SHEET



DATE: 7/7/25

DECEASED NAME: Henry Lucas Torres

PR NAME: Kim Rodriguez

FILE #: 25PR129355

PR ADDRESS: 1028 Jefferson St, Klamath Falls, OR, 97601

ATTORNEY NAME: Daphne C Lin

PR TYPE: Administrator

PR PHONE #: 510-415-0007

ATTORNEY PHONE #: 301155

PR EMAIL: brit7690@bellsouth.net

ATTORNEY EMAIL: Not.Available

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 2629 Nevada St

ESTIMATED VALUE: 1296600

ESTATE CITY: Union City, CA, 94587

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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PROBATE TRACKING SHEET



DATE: 7/8/25

DECEASED NAME: Macio Maurice Lane

PR NAME: Reyna King

FILE #: 25PR129530

PR ADDRESS:,,,

ATTORNEY NAME: Elaine Ercolini

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 130866

PR EMAIL:

ATTORNEY EMAIL: elaineercolini@comcast.net

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 1800 Weir Dr

ESTIMATED VALUE: 1127200

ESTATE CITY: Hayward, CA, 94541

ESTIMATED BALANCE: Yes

[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: 7/3/25

DECEASED NAME: Margaret E Gasca

PR NAME: Karen Gasca

FILE #: PR-25-000708

PR ADDRESS: 1421 Raquel Ln, Modesto, CA, 95355

ATTORNEY NAME: Bruce E Ramsey

PR TYPE: NA **PR PHONE #:** 907-299-6915

ATTORNEY PHONE #: 135348

PR EMAIL:

ATTORNEY EMAIL: ramseylaw@sbcglobal.net

PR COURT DATE: 7/3/25.

ESTATE ADDRESS: 1421 Raquel Ln

ESTIMATED VALUE: 394600

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Availible

[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: 7/11/25

DECEASED NAME: Fernando Oliveira

PR NAME: Maria C Oliveiraobrien

FILE #: PR-25-000729

PR ADDRESS: 1524 Picardy Dr, Modesto, CA, 95351

ATTORNEY NAME: Gina B Leguria

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

ATTORNEY PHONE #: 205594

PR EMAIL: kathymmathews@aol.com

ATTORNEY EMAIL: gina@legurialaw.com

PR COURT DATE: 7/11/25.

ESTATE ADDRESS: 1524 Picardy Dr

ESTIMATED VALUE: 413000

ESTATE CITY: Modesto, CA, 95351

ESTIMATED BALANCE: Not Avilible

[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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