

PROBATE TRACKING SHEET



DATE: 08/20/2025

DECEASED NAME: Loren Christopher Wright

PR NAME: Carol L Wright

FILE #: PRIN2501002

PR ADDRESS: 451 Steven Ave, Pahrump, NV, 89060

ATTORNEY NAME: Matthew Alan Schlau

PR TYPE: Executor **PR PHONE #:** 239-357-3484

ATTORNEY PHONE #: 296011

PR EMAIL: alan.wright223@gmail.com

ATTORNEY EMAIL: matthew.schlau@schlaurogers.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 9127 Jones Ct

ESTIMATED VALUE: 359500

ESTATE CITY: Desert Hot Springs, CA, 92240

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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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: 08/22/2025

DECEASED NAME: Patricia Joanne Mccarthy

PR NAME: Jennifer Mccarthy

FILE #: PRIN2501007

PR ADDRESS: 7095 44Th Pl W, Mukilteo, WA, 98275

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 509-554-9268

ATTORNEY PHONE #:

PR EMAIL: jennifer@wkimmerly.com

ATTORNEY EMAIL:

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 32505 Candlewood Dr Unit 73

ESTIMATED VALUE: 223900

ESTATE CITY: Cathedral City, CA, 92234

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Joyce Ann Wilkins

PR NAME: Gary Lynn Harper

FILE #: PRIN2501011

PR ADDRESS: 71 Mirage Rd #552, Rancho Mirage, CA, 92270

ATTORNEY NAME: Kathleen T De Arriba

PR TYPE: Executor **PR PHONE #:** 760-275-2174

ATTORNEY PHONE #: 286000

PR EMAIL: forehire@msn.com

ATTORNEY EMAIL: Katie@balfourlawgroup.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 71552 Mirage Rd

ESTIMATED VALUE: 411100

ESTATE CITY: Rancho Mirage, CA, 92270

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Anthony Charles Bray

PR NAME: Stanley J Bray

FILE #: 25STPB09546

PR ADDRESS: 18905 Crenshaw Pl #C, Torrance, CA, 90504

ATTORNEY NAME: Amy Lauren Gostanian

PR TYPE: NA **PR PHONE #:** 310-283-5084

ATTORNEY PHONE #: 236215

PR EMAIL: stasho111@yahoo.com

ATTORNEY EMAIL: amy@theestatelawyers.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 7213 Via Rio Nido

ESTIMATED VALUE: 786100

ESTATE CITY: Downey, CA, 90241

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/21/2025

DECEASED NAME: Baldomero Vazquez

PR NAME: Macias Raul Castro

FILE #: 25STPB09554

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 9810 Alexander Ave

ESTIMATED VALUE: 780500

ESTATE CITY: South Gate, CA, 90280

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: 08/25/2025

DECEASED NAME: Lehman Louis Johnson

PR NAME: Pamela Denise Johnson-Phillips

FILE #: 25STPB09580

PR ADDRESS: 5727 Hillcrest Dr, Los Angeles, CA, 90043

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-702-5082

ATTORNEY PHONE #:

PR EMAIL: casuwell@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 411 E 64Th St

ESTIMATED VALUE: 718700

ESTATE CITY: Los Angeles, CA, 90003

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Linda Reynosa

PR NAME: Robert A Reynosa

FILE #: 25STPB09588

PR ADDRESS: 1000 Guadalupe Bass Rd, Hutto, TX, 78634

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 702-588-4371

ATTORNEY PHONE #:

PR EMAIL: rreynosa@fuse.net

ATTORNEY EMAIL:

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 787 Millbury Ave

ESTIMATED VALUE: 662000

ESTATE CITY: La Puente, CA, 91746

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Frances Maxine Morton

PR NAME: Jerry Morton

FILE #: 25STPB09591

PR ADDRESS: 460 E Hullett St, Long Beach, CA, 90805

ATTORNEY NAME: Georgia N Kezios

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

ATTORNEY PHONE #: 201473

PR EMAIL:

ATTORNEY EMAIL: gnkezios@kezioslaw.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 460 E Hullett St

ESTIMATED VALUE: 656700

ESTATE CITY: Long Beach, CA, 90805

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/26/2025

DECEASED NAME: Wendilynn D Young

PR NAME: Columbus Young

FILE #: 25STPB09625

PR ADDRESS: 18675 Quail Hill Rd, Corona, CA, 92881

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-788-2430

ATTORNEY PHONE #:

PR EMAIL: wendyyoung10@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 1183 E 50Th St

ESTIMATED VALUE: 488800

ESTATE CITY: Los Angeles, CA, 90011

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/25/2025

DECEASED NAME: Lucy Rudan

PR NAME: Susan Jerkovich

FILE #: 25STPB09634

PR ADDRESS:,,,

ATTORNEY NAME: John J Resich

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

ATTORNEY PHONE #: 54401

PR EMAIL:

ATTORNEY EMAIL: jresich@aol.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 1034 W 13Th St

ESTIMATED VALUE: 686800

ESTATE CITY: San Pedro, CA, 90731

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/26/2025

DECEASED NAME: Lucille M Edwards Rucker

PR NAME: Roderick Florence

FILE #: 25STPB09644

PR ADDRESS:,,,

ATTORNEY NAME: Joel Joseph Loquvam

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

ATTORNEY PHONE #: 129611

PR EMAIL:

ATTORNEY EMAIL: joel@laestateplan.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 3420 7Th Ave

ESTIMATED VALUE: 788600

ESTATE CITY: Los Angeles, CA, 90018

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/26/2025

DECEASED NAME: Javier Bobadilla

PR NAME: Adriana Bobadilla

FILE #: 25STPB09659

PR ADDRESS: 541 S Spring St #508, Los Angeles, CA, 90013

ATTORNEY NAME: Christopher Rafael Milton

PR TYPE: NA **PR PHONE #:** 626-344-5951

ATTORNEY PHONE #: 220361

PR EMAIL: bodycraze@dell.com

ATTORNEY EMAIL: Chris@MiltonLaw.Law

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 1005 S 5Th St

ESTIMATED VALUE: 1196700

ESTATE CITY: Alhambra, CA, 91801

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PR NAME: Adriana Bobadilla

FILE #: 25STPB09659

PR ADDRESS: 541 S Spring St #508, Los Angeles, CA, 90013

ATTORNEY NAME: Christopher Rafael Milton

PR TYPE: NA **PR PHONE #:** 626-344-5951

ATTORNEY PHONE #: 220361

PR EMAIL: bodycraze@dell.com

ATTORNEY EMAIL: Chris@MiltonLaw.Law

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 2732 Alta St

ESTIMATED VALUE: 698500

ESTATE CITY: Los Angeles, CA, 90031

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/27/2025

DECEASED NAME: Roberta Jean Browne

PR NAME: Edward S Browne

FILE #: 25STPB09694
90067

PR ADDRESS: 1880 Century Park E #1600, Los Angeles, CA,

ATTORNEY NAME: George Howard Stemerman

PR TYPE: NA **PR PHONE #:** 323-559-1616

ATTORNEY PHONE #: 250539

PR EMAIL: severinbrowne@gmail.com

ATTORNEY EMAIL: gstemerman@manatt.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 6211 Arroyo Glen St

ESTIMATED VALUE: 1047700

ESTATE CITY: Los Angeles, CA, 90042

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: 08/27/2025

DECEASED NAME: Ronald John Ravare

PR NAME: Brandon Ravare

FILE #: 25STPB09703

PR ADDRESS: 764 E Twain Ave #11H, Las Vegas, NV, 89169

ATTORNEY NAME: Terrence J O'Reilly

PR TYPE: NA **PR PHONE #:** 562-522-0178

ATTORNEY PHONE #: 80491

PR EMAIL:

ATTORNEY EMAIL: oreilly@socallawyers.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 12432 Kayreid Dr

ESTIMATED VALUE: 727300

ESTATE CITY: Whittier, CA, 90605

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: 08/27/2025

DECEASED NAME: Mae Russell

PR NAME: Denise Russell

FILE #: 25STPB09721

PR ADDRESS: 10501 S St Andrews Pl, Los Angeles, CA, 90047

ATTORNEY NAME: Evelyn Regina Gillespie

PR TYPE: NA **PR PHONE #:** 323-687-2299

ATTORNEY PHONE #: 213307

PR EMAIL: missreaction@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 19825 Alvo Ave

ESTIMATED VALUE: 790900

ESTATE CITY: Carson, CA, 90746

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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PROBATE TRACKING SHEET



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PR NAME: Denise Russell

FILE #: 25STPB09721

PR ADDRESS: 10501 S St Andrews Pl, Los Angeles, CA, 90047

ATTORNEY NAME: Evelyn Regina Gillespie

PR TYPE: NA **PR PHONE #:** 323-687-2299

ATTORNEY PHONE #: 213307

PR EMAIL: missreaction@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 212 W 98Th St

ESTIMATED VALUE: 544600

ESTATE CITY: Los Angeles, CA, 90003

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 08/27/2025

DECEASED NAME: James Mcdade

PR NAME: Elizabeth Moran

FILE #: 25STPB09722

PR ADDRESS: 1139 Electric St, Gardena, CA, 90248

ATTORNEY NAME: Matthew Chun-Young Yu

PR TYPE: NA **PR PHONE #:** 760-403-6579

ATTORNEY PHONE #: 256235

PR EMAIL: emcdade13@gmail.com

ATTORNEY EMAIL: myu@matthewyulaw.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 26427 Ozone Ave

ESTIMATED VALUE: 871000

ESTATE CITY: Harbor City, CA, 90710

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: 08/28/2025

DECEASED NAME: Stewart W Bosley Iii

PR NAME: Eric Sedlak

FILE #: 25STPB09739

PR ADDRESS:,,,

ATTORNEY NAME: Julia Sarah Berkus

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

ATTORNEY PHONE #: 234101

PR EMAIL:

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 3848 Alonzo Ave

ESTIMATED VALUE: 4289500

ESTATE CITY: Encino, CA, 91316

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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FILE #: 25STPB09739

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ATTORNEY NAME: Julia Sarah Berkus

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

ATTORNEY PHONE #: 234101

PR EMAIL:

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 8787 Shoreham Dr Apt 1003

ESTIMATED VALUE: 919000

ESTATE CITY: West Hollywood, CA, 90069

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



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PR NAME: Eric Sedlak

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ATTORNEY NAME: Julia Sarah Berkus

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

ATTORNEY PHONE #: 234101

PR EMAIL:

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 8787 Shoreham Dr Apt 1005

ESTIMATED VALUE: 795100

ESTATE CITY: West Hollywood, CA, 90069

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: 08/28/2025

DECEASED NAME: Badri Asgharzadeh

PR NAME: Amir S Karimi

FILE #: 25STPB09764

PR ADDRESS: 18840 La Amistad Pl, Tarzana, CA, 91356

ATTORNEY NAME: Ronald Berman

PR TYPE: NA **PR PHONE #:** 818-317-7065

ATTORNEY PHONE #: 79775

PR EMAIL: amirskarimi@yahoo.com

ATTORNEY EMAIL: rberman@berman-law.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 18840 La Amistad Pl

ESTIMATED VALUE: 1681600

ESTATE CITY: Tarzana, CA, 91356

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: 08/29/2025

DECEASED NAME: Shirley Byrd

PR NAME: Stacey R Banks

FILE #: 25STPB09793

PR ADDRESS: 2010 W Avenue K #1088, Lancaster, CA, 93536

ATTORNEY NAME: Alice A Salvo

PR TYPE: NA **PR PHONE #:** 909-728-2250

ATTORNEY PHONE #: 103796

PR EMAIL: tuizm@yahoo.com

ATTORNEY EMAIL: alice@salvolaw.com

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 1701 Scott Rd Apt 112

ESTIMATED VALUE: 595300

ESTATE CITY: Burbank, CA, 91504

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/29/2025

DECEASED NAME: Harvey Derrick Jenkins Iii

PR NAME: Bryan D Jenkins

FILE #: 25STPB09800

PR ADDRESS: 2422 W Reeve St #1, Compton, CA, 90220

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 310-901-0274

ATTORNEY PHONE #:

PR EMAIL: gallen771@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 2422 W Reeve St

ESTIMATED VALUE: 697800

ESTATE CITY: Compton, CA, 90220

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Brenda Joy Vasquez

PR NAME: Jane Reinalda Rodriguez

FILE #: 25STPB09552

PR ADDRESS: 3760 Corta Calle St, Pasadena, CA, 91107

ATTORNEY NAME: Stephen Lysle Snow

PR TYPE: NA **PR PHONE #:** 626-319-1734

ATTORNEY PHONE #: 116250

PR EMAIL: janerodriguez@msn.com

ATTORNEY EMAIL: snowlawcorp@snowlaw.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 17225 Nordhoff St

ESTIMATED VALUE: 1189800

ESTATE CITY: Northridge, CA, 91325

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: 08/27/2025

DECEASED NAME: Louis H Hernandez

PR NAME: Steven Anthony Hernandez

FILE #: 25STPB09759

PR ADDRESS:,,,

ATTORNEY NAME: Jeffrey Edward Lieber

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

ATTORNEY PHONE #: 71683

PR EMAIL:

ATTORNEY EMAIL: jefflieber@sbcglobal.net

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 7024 Deering Ave

ESTIMATED VALUE:

ESTATE CITY: Canoga Park, CA, 91303

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: 08/28/2025

DECEASED NAME: Roger Alan Fox

PR NAME: Christopher Ramirez

FILE #: 2025PRDE049391
93036

PR ADDRESS: 2100 E Gonzales Road Apt 340, Oxnard, CA,

ATTORNEY NAME: Antonio M Rodriguez

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL: amr@stakerjohnson.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 805 Salem Ave

ESTIMATED VALUE: 658000

ESTATE CITY: Oxnard, CA, 93036

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: 08/27/2025

DECEASED NAME: Claudette R Whyte

PR NAME: Adrienne E Stephens

FILE #: 2025PRDE049390

PR ADDRESS: 3455 Lynn Ct, Ventura, CA, 93003

ATTORNEY NAME: John M Andersen

PR TYPE: Executor **PR PHONE #:** 805-794-8053

ATTORNEY PHONE #: 162930

PR EMAIL:

ATTORNEY EMAIL: jandersen@fcoplaw.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 22106 Village 22

ESTIMATED VALUE: 895000

ESTATE CITY: Camarillo, CA, 93012

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: 08/26/2025

DECEASED NAME: James Leslie Roberts

PR NAME: Ann Marie Lonsdale

FILE #: 2025PRDE049275

PR ADDRESS: 156 Adelphi Street Apt 5, Brooklyn, NY, 18901

ATTORNEY NAME: Dave L Neville

PR TYPE: Administrator

PR PHONE #: 917-975-3706

ATTORNEY PHONE #: 153711

PR EMAIL:

ATTORNEY EMAIL: dave@dlnevillelaw.com

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 701 W Lomita Ave

ESTIMATED VALUE: 793500

ESTATE CITY: Ojai, CA, 93023

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: 08/21/2025

DECEASED NAME: Robert C Membrila

PR NAME: Doris Membrila

FILE #: 2025PRDE049255

PR ADDRESS: 3359 Falling Water Ct, Simi Valley, CA, 93063

ATTORNEY NAME: Adrienne K Miller

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 193190

PR EMAIL:

ATTORNEY EMAIL: akmill@akmillerlaw.com

PR COURT DATE: 08/07/2025.

ESTATE ADDRESS: 3359 Falling Water Ct

ESTIMATED VALUE: 1717300

ESTATE CITY: Simi Valley, CA, 93063

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]

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