

PROBATE TRACKING SHEET



DATE: 4/23/25

DECEASED NAME: Linda Crockett

PR NAME: Michael Elonzo Durio

FILE #: P25-00711

PR ADDRESS: 4705 Arno Ct, Richmond, CA, 94804

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-755-5706

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/23/25.

ESTATE ADDRESS: 4705 Arno Ct

ESTIMATED VALUE:

ESTATE CITY: Richmond, CA, 94804

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?

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: 4/23/25

DECEASED NAME: Meei-Chyi Guo

PR NAME: Dong Yan

FILE #: P25-00714

PR ADDRESS: 250 John St, Princeton, NJ, 08542

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 847-204-4432

ATTORNEY PHONE #:

PR EMAIL: dyan821@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/23/25.

ESTATE ADDRESS: 422 Fuchsia Ln

ESTIMATED VALUE:

ESTATE CITY: San Ramon, CA, 94582

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: 4/24/25

DECEASED NAME: Willie Lois Hall

PR NAME: Anthony Hall

FILE #: P25-00724

PR ADDRESS: 2031 Blackheath Ln, Roseville, CA, 95678

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-303-6752

ATTORNEY PHONE #:

PR EMAIL: t.hall@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 337 S 37Th St

ESTIMATED VALUE:

ESTATE CITY: Richmond, CA, 94804

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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COLD CALL SCRIPT

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PROBATE TRACKING SHEET



DATE: 4/28/25

DECEASED NAME: Stephen L Jesse

PR NAME: Cathy Jesse

FILE #: P25-00735
97221

PR ADDRESS: 6367 Sw Beaverton Hillsdale Hwy #87, Portland, OR,

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 209-591-7319

ATTORNEY PHONE #:

PR EMAIL: cathyjesse1@att.net

ATTORNEY EMAIL:

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 613 Alamos Dr

ESTIMATED VALUE:

ESTATE CITY: Danville, CA, 94526

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/28/25

DECEASED NAME: Bryan Thomas

PR NAME: Renza Nassab

FILE #: P25-00741

PR ADDRESS: 1095 Camino Verde Cir, Walnut Creek, CA, 94597

ATTORNEY NAME: William A Massarweh

PR TYPE: Executor **PR PHONE #:** 702-326-4494

ATTORNEY PHONE #: 925-937-9866

PR EMAIL: aznerk@aol.com

ATTORNEY EMAIL: bill@tcpwealth.net

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 1095 Camino Verde Cir

ESTIMATED VALUE:

ESTATE CITY: Walnut Creek, CA, 94597

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: Patricia Lombardo

PR NAME: Denise M Lombardo

FILE #: P25-00747

PR ADDRESS: 71 El Portal Dr, Clayton, CA, 94517

ATTORNEY NAME: Mark T Blake

PR TYPE: Executor **PR PHONE #:** 916-370-3787

ATTORNEY PHONE #: 925-933-9047

PR EMAIL: denise_lombardo@yahoo.com

ATTORNEY EMAIL: Mark@MarkTBlake.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 4150 Brookside Dr

ESTIMATED VALUE:

ESTATE CITY: Pittsburg, CA, 94565

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Geneva Poe

PR NAME: Susan Jackson

FILE #: P25-00761

PR ADDRESS: 1542 Mariposa St, Richmond, CA, 94804

ATTORNEY NAME: Leandro H Duran

PR TYPE: Administrator

PR PHONE #: 510-932-2653

ATTORNEY PHONE #: 925-930-3998

PR EMAIL: susanj722@sbcglobal.net

ATTORNEY EMAIL: LeandroH@LeandroHDuran.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 3091 Erla Way

ESTIMATED VALUE:

ESTATE CITY: Richmond, CA, 94806

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: 4/30/25

DECEASED NAME: Harold Elliott Jr

PR NAME: Leslie Elliott

FILE #: 25PR001503

PR ADDRESS: 52 09 Bootj Ack Dr, Sacramento, CA, 95842

ATTORNEY NAME: Christine James

PR TYPE: Executor **PR PHONE #:** 916-216-1300

ATTORNEY PHONE #: 530-470-9291

PR EMAIL:

ATTORNEY EMAIL: rubylaw@msn.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 5209 Bootjack Dr

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95842

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: 4/30/25

DECEASED NAME: Kathryn Louise Stephens

PR NAME: Thomas Stephens

FILE #: 25PR001496

PR ADDRESS: 9237 Pickens Drive, Blacklick, OH, 43004

ATTORNEY NAME: Mark J Lamb

PR TYPE: Administrator

PR PHONE #: 312-622-5491

ATTORNEY PHONE #: 916-485-2593

PR EMAIL:

ATTORNEY EMAIL: attymjlamb@hotmail.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 9070 Burst Ct

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95826

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/29/25

DECEASED NAME: Stephen Matthew Bills

PR NAME: Whitney Stackhouse

FILE #: 25PR001493

PR ADDRESS: 7051 Wonner Way, Citrus Heights, CA, 95621

ATTORNEY NAME: Kathryn Halligan

PR TYPE: Administrator

PR PHONE #: 916-367-2300

ATTORNEY PHONE #: 916-960-1000

PR EMAIL:

ATTORNEY EMAIL: k.halligan@hvh.law

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 4120 Riva Ridge Dr

ESTIMATED VALUE:

ESTATE CITY: Fair Oaks, CA, 95628

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: 4/30/25

DECEASED NAME: Adrienne B Brown

PR NAME: Maxine Bauchmann

FILE #: 25PR001489

PR ADDRESS: 3917 Kings Way, Sacramento, CA, 95821

ATTORNEY NAME: Timothy P Murphy

PR TYPE: Administrator

PR PHONE #: 916-489-0814

ATTORNEY PHONE #: 916-437-3500

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 3917 Kings Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/29/25

DECEASED NAME: John V Stroud

PR NAME: Michael Stroud

FILE #: 25PR001483

PR ADDRESS: 4358 Hill Street, San Diego, CA, 92107

ATTORNEY NAME: Mary K Deleo

PR TYPE: Administrator

PR PHONE #: 916-276-2560

ATTORNEY PHONE #: 916-558-6049

PR EMAIL:

ATTORNEY EMAIL: mdeleo@weintraub.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 365 Mountain View Dr

ESTIMATED VALUE:

ESTATE CITY: Folsom, CA, 95630

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: 4/28/25

DECEASED NAME: Teresita A Coloma

PR NAME: Peter Rembulat

FILE #: 25PR001472

PR ADDRESS: 5970 Argyle Ave, San Bernardino, CA, 92404

ATTORNEY NAME: Anthony S Franceschi

PR TYPE: Administrator

PR PHONE #: 909-362-6261

ATTORNEY PHONE #: 916-674-2066

PR EMAIL:

ATTORNEY EMAIL: tony@cpt.law

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 7446 Sylvia Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95822

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: 4/25/25

DECEASED NAME: Michael King

PR NAME: Ryan King

FILE #: 25PR001435

PR ADDRESS: 9083 Trumhauer Way, Elk Grove, CA, 95758

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 916-536-2246

ATTORNEY PHONE #: 916-927-9001

PR EMAIL:

ATTORNEY EMAIL: mike@mylawyersllp.com

PR COURT DATE: 4/25/25.

ESTATE ADDRESS: 8170 Crystal Walk Cir

ESTIMATED VALUE:

ESTATE CITY: Elk Grove, CA, 95758

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: 4/24/25

DECEASED NAME: Lettie Baker

PR NAME: Ashley Baker

FILE #: 25PR001422

PR ADDRESS: 7903 N Ash Ln, Spokane, WA, 99208

ATTORNEY NAME: Sheri Hoffman

PR TYPE: Administrator

PR PHONE #: 509-361-0742

ATTORNEY PHONE #: 916-985-2753

PR EMAIL:

ATTORNEY EMAIL: sheri@hoffmanandhoffman.com

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 401 Curran Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95833

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 3/26/25

DECEASED NAME: David A Sutter

PR NAME: Benjamin Bloch

FILE #: 25PR116131

PR ADDRESS: 1774 W Nobility Cir, Salt Lake City, UT, 84116

ATTORNEY NAME: Rachel A Dodson

PR TYPE: Executor **PR PHONE #:** 509-205-1558

ATTORNEY PHONE #: 510-824-8100

PR EMAIL: excaliborn7@gmail.com

ATTORNEY EMAIL: rdodson@ayoubdodson.com

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 12 Menlo Pl

ESTIMATED VALUE:

ESTATE CITY: Berkeley, CA, 94707

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:

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 3/26/25

DECEASED NAME: Marjorie Jean Anderson

PR NAME: Barritt W Anderson

FILE #: 25PR116143

PR ADDRESS: 1247 Columbus Ave, Livermore, CA, 94550

ATTORNEY NAME: Elizabeth Trutner

PR TYPE: Executor **PR PHONE #:** 925-642-1263

ATTORNEY PHONE #: 925-447-1222

PR EMAIL: barritt@aol.com

ATTORNEY EMAIL: beth@demirislawfirm.com

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 1247 Columbus Ave

ESTIMATED VALUE:

ESTATE CITY: Livermore, CA, 94550

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: 4/1/25

DECEASED NAME: Nancy Gay Enkoji

PR NAME: Mariko Enkoji-Busch

FILE #: 25PR116993

PR ADDRESS: 1825 N Kingsley Dr #309, Los Angeles, CA, 90027

ATTORNEY NAME: Elizabeth Apodaca

PR TYPE: Executor **PR PHONE #:** 917-703-4747

ATTORNEY PHONE #: 562-693-5027

PR EMAIL:

ATTORNEY EMAIL: myattorneyla@gmail.com

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 6979 Thornhill Dr

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94611

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]

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

PROBATE TRACKING SHEET



DATE: 4/22/25

DECEASED NAME: Marietta Patricia Herrera

PR NAME: Raymond Flores Herrera lii

FILE #: 25PR119804

PR ADDRESS: 1255 Koch Ln, San Jose, CA, 95125

ATTORNEY NAME: Rebecca Sue Jones

PR TYPE: Executor **PR PHONE #:** 415-471-0408

ATTORNEY PHONE #: 408-354-1388

PR EMAIL: srflaco@hotmail.com

ATTORNEY EMAIL: grj@grjlaw.com

PR COURT DATE: 4/22/25.

ESTATE ADDRESS: 31000 Santa Maria Dr

ESTIMATED VALUE:

ESTATE CITY: Union City, CA, 94587

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]

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

PROBATE TRACKING SHEET



DATE: 4/24/25

DECEASED NAME: Ellis French

PR NAME: Rosie Edwards

FILE #: 25PR120083

PR ADDRESS: 2200 Lancelot Dr, Pikeroad, AL, 36064

ATTORNEY NAME: Ryan Eugene Jackman

PR TYPE: Administrator

PR PHONE #: 334-313-1962

ATTORNEY PHONE #: 661-502-6244

PR EMAIL: edwardsjj1@charter.net

ATTORNEY EMAIL: ryan@jackman.law

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 1662 79Th Ave

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94621

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: 4/24/25

DECEASED NAME: Alice V Mock

PR NAME: Kathleen M Zepeda

FILE #: 25PR120113

PR ADDRESS: 351 Munich St, San Francisco, CA, 94112

ATTORNEY NAME: Madeline Maria Zepeda

PR TYPE: Executor **PR PHONE #:** 415-305-2679

ATTORNEY PHONE #: 510-272-6600

PR EMAIL: kxmock@aol.com

ATTORNEY EMAIL: madeline.zepeda@acgov.org

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 3621 La Mesa Dr

ESTIMATED VALUE:

ESTATE CITY: Hayward, CA, 94542

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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PROBATE TRACKING SHEET



DATE: 4/25/25

DECEASED NAME: Alfredo G Benavidez Jr

PR NAME: Maricela Sepulveda

FILE #: 25PR120148

PR ADDRESS: 16041 Paseo Del Campo, San Lorenzo, CA, 94580

ATTORNEY NAME: Autumn Benavidez

PR TYPE: Administrator

PR PHONE #: 510-378-9175

ATTORNEY PHONE #: 415-793-3578

PR EMAIL: sepulrem@uic.com

ATTORNEY EMAIL: autumn.e.engel@gmail.com

PR COURT DATE: 4/25/25.

ESTATE ADDRESS: 35009 Lilac Loop

ESTIMATED VALUE:

ESTATE CITY: Union City, CA, 94587

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: 4/25/25

DECEASED NAME: Letitia Brewster

PR NAME: Peter Walton

FILE #: 25PR120150

PR ADDRESS: 12 East 86Th St #1029, New York, NY, 10028

ATTORNEY NAME: Elaine Ercolini

PR TYPE: Executor **PR PHONE #:** 602-903-8797

ATTORNEY PHONE #: 510-644-2618

PR EMAIL: pmb.walton@gmail.com

ATTORNEY EMAIL: elaineercolini@comcast.net

PR COURT DATE: 4/25/25.

ESTATE ADDRESS: 2912 Deakin St #3

ESTIMATED VALUE:

ESTATE CITY: Berkeley, CA, 94705

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: 4/25/25

DECEASED NAME: Howard Orgera

PR NAME: Susan Orgera

FILE #: 25PR120230

PR ADDRESS: 589 Eileen St, Brentwood, CA, 94513

ATTORNEY NAME: Grant Alexander Toeppen

PR TYPE: Administrator

PR PHONE #: 510-610-7609

ATTORNEY PHONE #: 925-336-3632

PR EMAIL: susano19@yahoo.com

ATTORNEY EMAIL: grant@advanceplanninglaw.com

PR COURT DATE: 4/25/25.

ESTATE ADDRESS: 2472 Spyglass Ct

ESTIMATED VALUE:

ESTATE CITY: Union City, CA, 94587

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: Terrance Erven

PR NAME: Heather Erven

FILE #: 25PR120524

PR ADDRESS: 14393 Acacia St, San Leandro, CA, 94579

ATTORNEY NAME: Teresa Green

PR TYPE: Administrator

PR PHONE #: 510-861-4516

ATTORNEY PHONE #: 510-832-0742

PR EMAIL: haeshorty007@comcast.net

ATTORNEY EMAIL: tg@campbellgreenlaw.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 14393 Acacia St

ESTIMATED VALUE:

ESTATE CITY: San Leandro, CA, 94579

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: Alicia A Mendoza

PR NAME: Alicia Mendes

FILE #: PR-25-000448

PR ADDRESS: 2909 Marazan St, Denair, CA, 95316

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 209-202-5565

ATTORNEY PHONE #:

PR EMAIL: aliciamend@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/2/25.

ESTATE ADDRESS: 4201 Chalmer Ct

ESTIMATED VALUE:

ESTATE CITY: Denair, CA, 95316

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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PROBATE TRACKING SHEET



DATE: 4/28/25

DECEASED NAME: Fleming Fangming Chen

PR NAME: David K Chen

FILE #: 25STPB04836

PR ADDRESS: 2200 Montecito Dr, San Marino, CA, 91108

ATTORNEY NAME: Michael Tiong Chuah

PR TYPE: NA **PR PHONE #:** 626-590-5996

ATTORNEY PHONE #: 213-878-2628

PR EMAIL:

ATTORNEY EMAIL: comm@paxterralaw.com

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 2200 Montecito Dr

ESTIMATED VALUE:

ESTATE CITY: San Marino, CA, 91108

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Keyran Albert Hetherington

PR NAME: Jessica Kelly

FILE #: 25STPB04925

PR ADDRESS: 2329 Bashor St, Duarte, CA, 91010

ATTORNEY NAME: Daniel B Burbott

PR TYPE: NA **PR PHONE #:** 626-733-6189

ATTORNEY PHONE #:

PR EMAIL: j_kelly710@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 2329 Bashor St

ESTIMATED VALUE:

ESTATE CITY: Duarte, CA, 91010

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/28/25

DECEASED NAME: Aurora S Jaramillo

PR NAME: Jaramillo Sam

FILE #: 25STPB04823

PR ADDRESS: 8856 Barrette Ave, Rosemead, CA, 91770

ATTORNEY NAME: Alexandra Therese Webber

PR TYPE: NA **PR PHONE #:** 626-627-8798

ATTORNEY PHONE #: 619-750-0471

PR EMAIL: diabolical3@sbcglobal.net

ATTORNEY EMAIL: awebber@atw-law.com

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 48 Meadow View Dr

ESTIMATED VALUE:

ESTATE CITY: Pomona, CA, 91766

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: Denise Renee Johnson

PR NAME: Crystal J Williams

FILE #: 25STPB04873
90034

PR ADDRESS: 9039 1/2 Cattaraugus Ave, Los Angeles, CA,

ATTORNEY NAME: Marc Steven Duvernay

PR TYPE: Administrator

PR PHONE #: 323-620-8504

ATTORNEY PHONE #: 310-348-8486

PR EMAIL: crystal_williams1974@yahoo.com

ATTORNEY EMAIL: marc@msdlaw.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 610 W 48Th St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90037

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?

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: 4/30/25

DECEASED NAME: Jonathan Lachman

PR NAME: Allison B Margolin Lachman

FILE #: 25STPB04951

PR ADDRESS: 418 S Swall Dr, Beverly Hills, CA, 90211

ATTORNEY NAME: Eric R Yamamoto

PR TYPE: NA **PR PHONE #:** 310-717-1159

ATTORNEY PHONE #: 310-820-1111

PR EMAIL: allisonbrandi@mac.com

ATTORNEY EMAIL: eryamamoto@aol.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 418 S Swall Dr

ESTIMATED VALUE:

ESTATE CITY: Beverly Hills, CA, 90211

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/29/25

DECEASED NAME: Phillip Saavedra

PR NAME: Adam Richard Saavedra

FILE #: 25STPB04865

PR ADDRESS: 1261 E Ada Ave, Glendora, CA, 91741

ATTORNEY NAME: Stephanie Lynn Weisman

PR TYPE: NA **PR PHONE #:** 626-428-5407

ATTORNEY PHONE #: 760-340-6665

PR EMAIL:

ATTORNEY EMAIL: sweisman@cosandcos.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1261 E Ada Ave

ESTIMATED VALUE:

ESTATE CITY: Glendora, CA, 91741

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 4/29/25

DECEASED NAME: Yoko Takeuchi

PR NAME: Wendy Hiromi Quon

FILE #: 25STPB04868

PR ADDRESS: 2542 E Madison St, Long Beach, CA, 90810

ATTORNEY NAME: Paul S Horn

PR TYPE: NA **PR PHONE #:** 310-291-3715

ATTORNEY PHONE #:

PR EMAIL: wsato@cox.net

ATTORNEY EMAIL: phorn@verizon.net

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1342 W 161St St

ESTIMATED VALUE:

ESTATE CITY: Gardena, CA, 90247

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Lydia Anne Walker

PR NAME: Tory Dujuan Morgan li

FILE #: 25STPB04945

PR ADDRESS: 11715 Gloria Ct, Lakewood, CA, 90715

ATTORNEY NAME: Michael Murray Stephenson

PR TYPE: NA **PR PHONE #:** 310-531-6168

ATTORNEY PHONE #: 310-832-6461

PR EMAIL: tmorg57lhs@bellsouth.com

ATTORNEY EMAIL: stephensonlaw@msn.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 23028 Nadine Cir Unit B

ESTIMATED VALUE:

ESTATE CITY: Torrance, CA, 90505

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: 4/29/25

DECEASED NAME: Hubert Walton Jr

PR NAME: Chazwon Walton

FILE #: 25STPB04872

PR ADDRESS: 839 E 98Th St, Los Angeles, CA, 90002

ATTORNEY NAME: Syunghae Grace Lim-Ayres

PR TYPE: NA **PR PHONE #:** 323-359-2822

ATTORNEY PHONE #: 800-752-9937

PR EMAIL: hbtrwlt@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 437 E 93Rd St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90003

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Mary J Warrick

PR NAME: Deborah J Warrick

FILE #: 25STPB04961

PR ADDRESS: 2008 Bataan Rd, Redondo Beach, CA, 90278

ATTORNEY NAME: Steven Frost Carvel

PR TYPE: NA **PR PHONE #:** 213-379-7736

ATTORNEY PHONE #: 310-546-4606

PR EMAIL: jwrb@comcast.net

ATTORNEY EMAIL: steven@carvellaw.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 2008 Bataan Rd

ESTIMATED VALUE:

ESTATE CITY: Redondo Beach, CA, 90278

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/29/25

DECEASED NAME: Seth Matthew Willenson

PR NAME: Claire Mccance Willenson

FILE #: 25STPB04906

PR ADDRESS: 8626 Wonderland Ave, Los Angeles, CA, 90046

ATTORNEY NAME: Margaret Mayfield

PR TYPE: NA **PR PHONE #:** 323-632-8055

ATTORNEY PHONE #: 310-553-7019

PR EMAIL: sethwillenson@gmail.com

ATTORNEY EMAIL: margaret@walterweiss.net

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 8335 Skyline Dr

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90046

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: Janet Wong

PR NAME: Charles Wong

FILE #: 25STPB04848

PR ADDRESS: 6414 Lisbon Pl, Bakersfield, CA, 93306

ATTORNEY NAME: Sona Ashchian Tatiyants

PR TYPE: NA **PR PHONE #:** 252-474-1120

ATTORNEY PHONE #: 818-956-9200

PR EMAIL: kimsdad@sprynet.com

ATTORNEY EMAIL: info@lynklaw.com

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1965 N Onyx Dr

ESTIMATED VALUE:

ESTATE CITY: Walnut, CA, 91789

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: Ned Gordon Boe

PR NAME: Heather Boe

FILE #: S-PR-0013545

PR ADDRESS: 1664 Krpan Dr, Roseville, CA, 95747

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 613-548-5164

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/29/25.

ESTATE ADDRESS: 1664 Krpan Dr

ESTIMATED VALUE:

ESTATE CITY: Roseville, CA, 95747

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: 4/24/25

DECEASED NAME: Camilo Rivera

PR NAME: Maria Rivera

FILE #: S-PR-0013542

PR ADDRESS: 2269 Fawndale Lane, Lincoln, CA, 95648

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-303-0005

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 608 Bellarine Ct

ESTIMATED VALUE:

ESTATE CITY: Lincoln, CA, 95648

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/25/25

DECEASED NAME: James Loren Rebolini

PR NAME: Michele Rebolini

FILE #: 25PR00452

PR ADDRESS: 961 Lancaster St, Vacaville, CA, 95687

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 707-386-9194

ATTORNEY PHONE #:

PR EMAIL: rebollini.mike@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/25/25.

ESTATE ADDRESS: 629 Barcelona Dr

ESTIMATED VALUE:

ESTATE CITY: Sonoma, CA, 95476

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: Lucille Sell

PR NAME: Michael P Sell

FILE #: 25PR00453

PR ADDRESS: 1309 Jasmine Cir, Rohnert Park, CA, 94928

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 707-888-5716

ATTORNEY PHONE #:

PR EMAIL: bladnr16@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 1309 Jasmine Cir

ESTIMATED VALUE:

ESTATE CITY: Rohnert Park, CA, 94928

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Terrell Domingo Santiago

PR NAME: Nakita Santiago

FILE #: STK-PR-EST-2025-0000670

PR ADDRESS: 14421 Castleford Dr, Manor, TX, 78653

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 208-389-8152

ATTORNEY PHONE #:

PR EMAIL: nichnak@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 720 W Flora St

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95203

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: 4/30/25

DECEASED NAME: George William Braun Iv

PR NAME: Renee A Weigum

FILE #: STK-PR-EST-2025-0000673

PR ADDRESS: Po Box 408, Woodbridge, CA, 95258

ATTORNEY NAME: Trenton M Diehl

PR TYPE: NA **PR PHONE #:** 209-986-1221

ATTORNEY PHONE #: 209-310-2903

PR EMAIL: rrrhome@netzero.net

ATTORNEY EMAIL: Trent@Diehlfirm.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 8945 E Emil St

ESTIMATED VALUE:

ESTATE CITY: Victor, CA, 95253

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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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.