

PROBATE TRACKING SHEET



DATE: 5/12/25

DECEASED NAME: Stephen Baxter

PR NAME: Jeffrey L Baxter

FILE #: 25STPB05436
85119

PR ADDRESS: 3710 S Goldfield Rd #590, Apache Junction, AZ,

ATTORNEY NAME: Daniel Ray Mortensen

PR TYPE: Decedent'S Estate

PR PHONE #: 714-501-2419

ATTORNEY PHONE #: 661-799-8035

PR EMAIL: jeffmelbaxter@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 5765 Saint Laurent Dr

ESTIMATED VALUE:

ESTATE CITY: Palmdale, CA, 93552

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: 5/12/25

DECEASED NAME: J E Ricks

PR NAME: Sean Mcgwire Ricks

FILE #: 25STPB05482

PR ADDRESS: 517 E Park Ave #14, Santa Maria, CA, 93454

ATTORNEY NAME: Maria N Jonsson

PR TYPE: Decedent'S Estate

PR PHONE #: 310-748-1687

ATTORNEY PHONE #: 424-383-8445

PR EMAIL: jericks@att.net

ATTORNEY EMAIL: Maria@TrustAttorneyMDR.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 14414 Spinning Ave

ESTIMATED VALUE:

ESTATE CITY: Gardena, CA, 90249

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: 5/12/25

DECEASED NAME: Amado Romero

PR NAME: Maria Socorro Romero

FILE #: 25STPB05421

PR ADDRESS: 1440 S Spruce St, Montebello, CA, 90640

ATTORNEY NAME: Shadi Alaishaffer

PR TYPE: Decedent'S Estate

PR PHONE #: 310-880-0498

ATTORNEY PHONE #: 714-966-2646

PR EMAIL: marytere79@hotmail.com

ATTORNEY EMAIL: shaffer@pslawyers.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 10519 Meadow Rd

ESTIMATED VALUE:

ESTATE CITY: Norwalk, CA, 90650

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



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DECEASED NAME: Amado Romero

PR NAME: Maria Socorro Romero

FILE #: 25STPB05421

PR ADDRESS: 1440 S Spruce St, Montebello, CA, 90640

ATTORNEY NAME: Shadi Alaishaffer

PR TYPE: Decedent'S Estate

PR PHONE #: 310-880-0498

ATTORNEY PHONE #: 714-966-2646

PR EMAIL: marytere79@hotmail.com

ATTORNEY EMAIL: shaffer@pslawyers.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 5893 Compton Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90001

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: 5/13/25

DECEASED NAME: Zeferina Macias Acosta

PR NAME: Linda Vega

FILE #: 25STPB05498

PR ADDRESS: 1932 S Orange Ave, West Covina, CA, 91790

ATTORNEY NAME: James Lambert Leestma

PR TYPE: Decedent'S Estate

PR PHONE #: 626-253-0796

ATTORNEY PHONE #: 818-407-5070

PR EMAIL: lindavega32@yahoo.com

ATTORNEY EMAIL: james@advanceinheritance.com

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 1932 S Orange Ave

ESTIMATED VALUE:

ESTATE CITY: West Covina, CA, 91790

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: 5/13/25

DECEASED NAME: Courtland P Bolin

PR NAME: Dawn Trier

FILE #: 25STPB05526

PR ADDRESS: 631 N Valley St, Burbank, CA, 91505

ATTORNEY NAME: Gregory Arthur Jones

PR TYPE: Decedent'S Estate

PR PHONE #: 818-209-5340

ATTORNEY PHONE #: 626-792-9741

PR EMAIL: dawntrier@aol.com

ATTORNEY EMAIL: gjones@jonesandayotte net

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 1415 Cleveland Rd

ESTIMATED VALUE:

ESTATE CITY: Glendale, CA, 91202

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: 5/13/25

DECEASED NAME: Ping D Foo

PR NAME: Angela Foo

FILE #: 25STPB05506

PR ADDRESS: 11821 E Solana Pl, Cerritos, CA, 90703

ATTORNEY NAME: Vincent Yehsen Lin

PR TYPE: Decedent'S Estate

PR PHONE #: 562-676-6126

ATTORNEY PHONE #: 626-935-0929

PR EMAIL: geexspeed@aol.com

ATTORNEY EMAIL: LDS@VINCENTLINLAW COM

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 2328 El Baile Pl

ESTIMATED VALUE:

ESTATE CITY: Hacienda Heights, CA, 91745

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: 5/13/25

DECEASED NAME: Dalan Taitz

PR NAME: Diane Tsivia Levin

FILE #: 25STPB05495
92663

PR ADDRESS: 418 Saint Andrews Rd, Newport Beach, CA,

ATTORNEY NAME: Stephen Eric Grant

PR TYPE: Decedent'S Estate

PR PHONE #: 949-500-5670

ATTORNEY PHONE #: 213-545-1331

PR EMAIL: dlevin8198@aol.com

ATTORNEY EMAIL: seg@seg-law.com

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 5661 Spreading Oak Dr

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90068

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 5/14/25

DECEASED NAME: Bettie Jean Cunningham

PR NAME: Darryl Cunningham

FILE #: 25STPB05597

PR ADDRESS: 9755 Mockingbird Dr #113, Omaha, NE, 68127

ATTORNEY NAME: Larry Darryl Lewellyn

PR TYPE: Decedent'S Estate

PR PHONE #: 402-917-6740

ATTORNEY PHONE #: 310-618-8559

PR EMAIL: denningjames12@gmail.com

ATTORNEY EMAIL: lewellynlaw1031@gmail.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 10404 S 6Th Ave

ESTIMATED VALUE:

ESTATE CITY: Inglewood, CA, 90303

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/14/25

DECEASED NAME: Jeffry M Daly

PR NAME: Michael P Daly

FILE #: 25STPB05599

PR ADDRESS: 5724 Town Center Dr Apt 6, Granger, IN, 46530

ATTORNEY NAME: Steven Frost Carvel

PR TYPE: Decedent'S Estate

PR PHONE #: 574-904-4838

ATTORNEY PHONE #: 310-546-4606

PR EMAIL: mpdaly@sbcglobal.net

ATTORNEY EMAIL: steven@carvellaw.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 2706 Grant Ave # A

ESTIMATED VALUE:

ESTATE CITY: Redondo Beach, CA, 90278

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 5/14/25

DECEASED NAME: Yurguen Jesus Gonzalez

PR NAME: Yesica P Gonzalez

FILE #: 25STPB05588

PR ADDRESS: 1312 S Poinsettia Ave, Compton, CA, 90221

ATTORNEY NAME: Jennifer Elizabeth Larossa

PR TYPE: Decedent'S Estate

PR PHONE #: 310-702-9032

ATTORNEY PHONE #: 562-981-1971

PR EMAIL: edgar2052@msn.com

ATTORNEY EMAIL: mlpattoorneys@aol.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 1312 S Poinsettia Ave

ESTIMATED VALUE:

ESTATE CITY: Compton, CA, 90221

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/14/25

DECEASED NAME: Clark Ray Graham

PR NAME: Nicholas Clark Graham

FILE #: 25STPB05565

PR ADDRESS: 1216 Jedburgh St, Glendora, CA, 91740

ATTORNEY NAME: David F Calkins

PR TYPE: Decedent'S Estate

PR PHONE #: 626-678-6814

ATTORNEY PHONE #: 818-392-8222

PR EMAIL:

ATTORNEY EMAIL: david@calkinslaw.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 1216 Jedburgh St

ESTIMATED VALUE:

ESTATE CITY: Glendora, CA, 91740

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 5/14/25

DECEASED NAME: Virginia Grayer

PR NAME: Lashonda Grayer

FILE #: 25STPB05563

PR ADDRESS: 6663 Caro St #88, Paramount, CA, 90723

ATTORNEY NAME: Greer Maureena Smith

PR TYPE: Decedent'S Estate

PR PHONE #: 562-879-0594

ATTORNEY PHONE #: 415-601-4707

PR EMAIL: lgrayer79@outlook.com

ATTORNEY EMAIL: greermsmith@sbcglobal net

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 6663 Caro St

ESTIMATED VALUE:

ESTATE CITY: Paramount, CA, 90723

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: 5/14/25

DECEASED NAME: Beverly Bruria Hendelman

PR NAME: Doran Hendelman

FILE #: 25STPB05585

PR ADDRESS: 23104 Park Marco Polo, Calabasas, CA, 91302

ATTORNEY NAME: Robert Lawrence Cohen

PR TYPE: Decedent'S Estate

PR PHONE #: 818-633-3500

ATTORNEY PHONE #: 650-592-8600

PR EMAIL: dorandc@hotmail.com

ATTORNEY EMAIL: garry@clo-law.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 17541 Baltar St

ESTIMATED VALUE:

ESTATE CITY: Northridge, CA, 91325

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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DATE: 5/14/25

DECEASED NAME: Donald Imaguchi

PR NAME: Yvonne Wang

FILE #: 25STPB05551

PR ADDRESS: 5941 Avon Ave, San Gabriel, CA, 91775

ATTORNEY NAME: Molly Beth Pitruzzelli

PR TYPE: Decedent'S Estate

PR PHONE #: 626-437-2742

ATTORNEY PHONE #: 626-956-3500

PR EMAIL:

ATTORNEY EMAIL: molly@trustlawpartners.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 745 E Grandview Ave

ESTIMATED VALUE:

ESTATE CITY: Sierra Madre, CA, 91024

ESTIMATED BALANCE:

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 5/14/25

DECEASED NAME: Michael Thomas Johnston

PR NAME: Danielle Griffith

FILE #: 25STPB05593

PR ADDRESS: 11329 Outer Way, Cypress, CA, 90630

ATTORNEY NAME: John Robert Grijalva

PR TYPE: Decedent'S Estate

PR PHONE #: 310-970-4068

ATTORNEY PHONE #: 949-435-9006

PR EMAIL: danielle_griffith@hotmail.com

ATTORNEY EMAIL: jgrijalva@alvarezfirm.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 3423 Gondar Ave

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90808

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: 5/14/25

DECEASED NAME: Pamela Renee Nelson

PR NAME: Jasmine Muse

FILE #: 25STPB05543
89149

PR ADDRESS: 7545 Oso Blanca Rd #3174, Las Vegas, NV,

ATTORNEY NAME: Joshua Louis Sternberg

PR TYPE: Decedent'S Estate

PR PHONE #: 323-877-9004

ATTORNEY PHONE #: 310-270-4343

PR EMAIL: denae2me@aol.com

ATTORNEY EMAIL: js@sternberglawgroup.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 4207 S Van Ness Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90062

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: 5/15/25

DECEASED NAME: Louise Constance Brekke

PR NAME: Gina B Rowe

FILE #: 25STPB05617

PR ADDRESS: 27504 Woodfield Pl, Valencia, CA, 91354

ATTORNEY NAME: Mark Thomas Young

PR TYPE: Decedent'S Estate

PR PHONE #: 818-416-5509

ATTORNEY PHONE #: 661-259-9000

PR EMAIL: ginawebster@gmail.com

ATTORNEY EMAIL: myoung@youngchicllp.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 12321 Ocean Park Blvd Apt 9

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90064

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: 5/15/25

DECEASED NAME: Charles Ray Folkes

PR NAME: Briana Barrios

FILE #: 25STPB05623

PR ADDRESS: 340 Las Flores Ter, San Diego, CA, 92114

ATTORNEY NAME: Dinh Thuan Luu

PR TYPE: Decedent'S Estate

PR PHONE #: 661-333-7634

ATTORNEY PHONE #: 800-489-1984

PR EMAIL: befolkes@gmail.com

ATTORNEY EMAIL: dinh@goldfarbluu.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 10072 Roscoe Blvd

ESTIMATED VALUE:

ESTATE CITY: Sun Valley, CA, 91352

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: 5/15/25

DECEASED NAME: Charles Ray Folkes

PR NAME: Briana Barrios

FILE #: 25STPB05623

PR ADDRESS: 340 Las Flores Ter, San Diego, CA, 92114

ATTORNEY NAME: Dinh Thuan Luu

PR TYPE: Decedent'S Estate

PR PHONE #: 661-333-7634

ATTORNEY PHONE #: 800-489-1984

PR EMAIL: befolkes@gmail.com

ATTORNEY EMAIL: dinh@goldfarbluu.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 39133 11Th St W

ESTIMATED VALUE:

ESTATE CITY: Palmdale, CA, 93551

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: 5/15/25

DECEASED NAME: Thomas James Foster

PR NAME: Steven Kent Foster

FILE #: 25STPB05631

PR ADDRESS: 18409 Devonshire St, Northridge, CA, 91325

ATTORNEY NAME: Alice A Salvo

PR TYPE: Decedent'S Estate

PR PHONE #: 310-945-7307

ATTORNEY PHONE #: 818-887-3333

PR EMAIL: skfoster@gmail.com

ATTORNEY EMAIL: alice@salvolaw.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 7 York Dr

ESTIMATED VALUE:

ESTATE CITY: Northridge, CA, 91324

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: 5/15/25

DECEASED NAME: Charles Grundy Sr

PR NAME: Charles Grundy Jr

FILE #: 25STPB05630

PR ADDRESS: 44710 Division St #2402, Lancaster, CA, 93535

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 310-864-6918

ATTORNEY PHONE #:

PR EMAIL: ceg132@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 13228 Ruthelen St

ESTIMATED VALUE:

ESTATE CITY: Gardena, CA, 90249

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: 5/15/25

DECEASED NAME: Julie Lamata Warthen

PR NAME: Juanita Mae Locore

FILE #: 25STPB05643

PR ADDRESS: 3638 N Dahlia St, Newberg, OR, 97132

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 503-997-1326

ATTORNEY PHONE #:

PR EMAIL: juanitalocore@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 1815 W 9Th St

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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