

PROBATE TRACKING SHEET



DATE: 5/27/25

DECEASED NAME: Brian Nelson

PR NAME: Pamela J Nelson

FILE #: P25-00943

PR ADDRESS: 3990 Foothill Oaks Dr, Auburn, CA, 95602

ATTORNEY NAME: Michael S Shuttleworth

PR TYPE: Administrator

PR PHONE #: 916-367-3552

ATTORNEY PHONE #: 530-823-7499

PR EMAIL: bkahuna47@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 5/27/25.

ESTATE ADDRESS: 2104 Colfax Way

ESTIMATED VALUE:

ESTATE CITY: Antioch, CA, 94509

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: 5/22/25

DECEASED NAME: Dorothy Joan House

PR NAME: Stanley J House

FILE #: 25PR200004

PR ADDRESS: 1725 Nomark Ct, San Jose, CA, 95125

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-460-3647

ATTORNEY PHONE #:

PR EMAIL: leanne_house@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 5/22/25.

ESTATE ADDRESS: 1725 Nomark Ct

ESTIMATED VALUE:

ESTATE CITY: San Jose, CA, 95125

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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PR NAME: Stanley J House

FILE #: 25PR200004

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ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-460-3647

ATTORNEY PHONE #:

PR EMAIL: leanne_house@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 5/22/25.

ESTATE ADDRESS: 909 Coleman Ave

ESTIMATED VALUE:

ESTATE CITY: San Jose, CA, 95110

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: 5/23/25

DECEASED NAME: Robin Alco Peterson

PR NAME: Ryan Graff

FILE #: 25PR001802

PR ADDRESS: 18710 Van Ness Ave, Torrance, CA, 90504

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 650-793-4296

ATTORNEY PHONE #: 916-927-9001

PR EMAIL:

ATTORNEY EMAIL: mike@mylawyersllp.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 6348 Cheltenham Way

ESTIMATED VALUE:

ESTATE CITY: Citrus Heights, CA, 95621

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/22/25

DECEASED NAME: Posu A Tiapula

PR NAME: Roger Brown Jr

FILE #: 25PR001787

PR ADDRESS: 1017 L St#731, Sacrameto, CA, 95814

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-420-5080

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/22/25.

ESTATE ADDRESS: 5769 Ortega St

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95824

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: 5/23/25

DECEASED NAME: Volel Emile

PR NAME: Kristin Miguel

FILE #: 25PR001786
95670

PR ADDRESS: 11230 Gold Express Drive Suite 310-351, Gold River, CA,

ATTORNEY NAME: Perry W Knight

PR TYPE: Administrator

PR PHONE #: 916-549-6353

ATTORNEY PHONE #: 916-548-5274

PR EMAIL:

ATTORNEY EMAIL: perry@perryknightlaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 4308 Hartland Way

ESTIMATED VALUE:

ESTATE CITY: Rancho Cordova, CA, 95742

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/22/25

DECEASED NAME: Lee Ann Burke

PR NAME: Connor Burke

FILE #: 25PR001779

PR ADDRESS: 5548 Turnbull Cir, Fair Oaks, CA, 95628

ATTORNEY NAME: Samuel K Swenson

PR TYPE: Administrator

PR PHONE #: 916-333-0833

ATTORNEY PHONE #: 916-333-0833

PR EMAIL:

ATTORNEY EMAIL: sam@swensonlawfirm.com

PR COURT DATE: 5/22/25.

ESTATE ADDRESS: 5548 Turnbull Cir

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: 5/28/25

DECEASED NAME: Kay Yu

PR NAME: Jonathan J Yee

FILE #: 25PR001837

PR ADDRESS: 90S Stonehurst Way, Campbell, CA, 95008

ATTORNEY NAME: Allison M Pedrazzi

PR TYPE: Administrator

PR PHONE #: 408-835-2579

ATTORNEY PHONE #: 916-473-2770

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/28/25.

ESTATE ADDRESS: 2253 24Th Ave

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: 5/28/25

DECEASED NAME: Marilyn Diann Stanley

PR NAME: Steven Rexius

FILE #: 25PR001835

PR ADDRESS: 2038 Markham Way, Sacramento, CA, 95818

ATTORNEY NAME: Mark J Lamb

PR TYPE: Administrator

PR PHONE #: 916-208-6735

ATTORNEY PHONE #: 916-485-2593

PR EMAIL:

ATTORNEY EMAIL: attymjlamb@hotmail.com

PR COURT DATE: 5/28/25.

ESTATE ADDRESS: 2038 Markham Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95818

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: 5/27/25

DECEASED NAME: Betty Jo Neal

PR NAME: Connie Marie Kramke

FILE #: 25PR001828

PR ADDRESS: 7344 Dieppe Way, Sacramento, CA, 95842

ATTORNEY NAME: Ron Suggs

PR TYPE: Executor **PR PHONE #:** 916-833-0200

ATTORNEY PHONE #: 916-903-3717

PR EMAIL:

ATTORNEY EMAIL: ron@ronsuggslaw.com

PR COURT DATE: 5/27/25.

ESTATE ADDRESS: 8643 Pershing Ave

ESTIMATED VALUE:

ESTATE CITY: Fair Oaks, CA, 95628

ESTIMATED BALANCE:

[Ring... Ring...]

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DATE: 5/27/25

DECEASED NAME: Barbara Jean Lovisone

PR NAME: Don D Brooks

FILE #: PR-25-000545

PR ADDRESS: 1224 Trombetta Ave, Modesto, CA, 95350

ATTORNEY NAME: Gina B Leguria

PR TYPE: Decedent'S Estate

PR PHONE #: 209-595-6752

ATTORNEY PHONE #: 209-416-0353

PR EMAIL: brooksdevante21@yahoo.com

ATTORNEY EMAIL: gina@legurialaw.com

PR COURT DATE: 5/27/25.

ESTATE ADDRESS: 1116 Sonoma Ave

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/16/25

DECEASED NAME: Irene Cheung

PR NAME: Ying Kit Cheung

FILE #: 25PR122724

PR ADDRESS: 5864 Woodbine Pl, Newark, CA, 94560

ATTORNEY NAME: Harald Westendorf

PR TYPE: Executor **PR PHONE #:** 510-579-9965

ATTORNEY PHONE #: 510-792-3750

PR EMAIL: echeung_94560@yahoo.com

ATTORNEY EMAIL: harald@hwestlaw.com

PR COURT DATE: 5/16/25.

ESTATE ADDRESS: 6039 Joaquin Murieta Ave Apt F

ESTIMATED VALUE:

ESTATE CITY: Newark, CA, 94560

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: 5/22/25

DECEASED NAME: Marta Alicia Navarro

PR NAME: Mildred C Navarro-Guel

FILE #: 25PR123463

PR ADDRESS: 31107 Brae Burn Ave, Hayward, CA, 94544

ATTORNEY NAME: Jason L Pintar

PR TYPE: Administrator

PR PHONE #: 510-305-6960

ATTORNEY PHONE #: 408-983-0500

PR EMAIL: maguer2001@yahoo.com

ATTORNEY EMAIL: jason@pintarlaw.com

PR COURT DATE: 5/22/25.

ESTATE ADDRESS: 35415 Woodbridge Pl

ESTIMATED VALUE:

ESTATE CITY: Fremont, CA, 94536

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: 5/23/25

DECEASED NAME: Neripaz Manaloto Reyes

PR NAME: Jan Carmelo Soliven

FILE #: 25PR123580

PR ADDRESS: 2467 Meridian Ave, San Jose, CA, 95124

ATTORNEY NAME: Jeannie Tran

PR TYPE: Executor **PR PHONE #:** 510-709-6546

ATTORNEY PHONE #: 408-286-3775

PR EMAIL: jancsoliven@yahoo.com

ATTORNEY EMAIL: jtran@ttpglaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 21109 Gary Dr Apt 206

ESTIMATED VALUE:

ESTATE CITY: Hayward, CA, 94546

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: 5/23/25

DECEASED NAME: Clyde Harty

PR NAME: Denise Russell-Lewis

FILE #: 25PR123649

PR ADDRESS: 7976 Michigan Ave, Oakland, CA, 94605

ATTORNEY NAME: Cristina C Perez-Abelson

PR TYPE: Administrator

PR PHONE #: 510-612-5789

ATTORNEY PHONE #: 510-223-5910

PR EMAIL: denisetwinboys@yahoo.com

ATTORNEY EMAIL: cristina@abelsonperezlaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 1069 16Th St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94607

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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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: 5/23/25

DECEASED NAME: Linda Marie Mingoia

PR NAME: Tiffany Fisher

FILE #: 25PR123652

PR ADDRESS: 8012 Crane Ridge Rd, Livermore, CA, 94550

ATTORNEY NAME: Stacy Stecher

PR TYPE: Administrator

PR PHONE #: 650-267-9543

ATTORNEY PHONE #: 650-652-9424

PR EMAIL:

ATTORNEY EMAIL: ssbennett311@att.net

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 8012 Crane Ridge Rd

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:

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]

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

PROBATE TRACKING SHEET



DATE: 5/23/25

DECEASED NAME: Leo Bush

PR NAME: Gertrude Bush

FILE #: 25PR123657

PR ADDRESS: 6617 Evesham Ct, Cllrus Heights, CA, 95621

ATTORNEY NAME: Craig Arthur Harris

PR TYPE: Administrator

PR PHONE #: 510-590-6679

ATTORNEY PHONE #: 916-784-7030

PR EMAIL: gerty.bush@gmail.com

ATTORNEY EMAIL: charris@dhtrustlaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 911 Willow St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94607

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: 5/23/25

DECEASED NAME: Darlene Bahmanyar

PR NAME: Kimberly Bahmanyar

FILE #: 25PR123668

PR ADDRESS: 442 Vermont Ave, Berkeley, CA, 94707

ATTORNEY NAME: Robert Outis

PR TYPE: Executor **PR PHONE #:** 510-290-5659

ATTORNEY PHONE #: 510-524-9664

PR EMAIL: pinkcupcake510@gmail.com

ATTORNEY EMAIL: rro@outislaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 442 Vermont Ave

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.

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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: 5/23/25

DECEASED NAME: Darlene Bahmanyar

PR NAME: Kimberly Bahmanyar

FILE #: 25PR123668

PR ADDRESS: 442 Vermont Ave, Berkeley, CA, 94707

ATTORNEY NAME: Robert Outis

PR TYPE: Executor **PR PHONE #:** 510-290-5659

ATTORNEY PHONE #: 510-524-9664

PR EMAIL: pinkcupcake510@gmail.com

ATTORNEY EMAIL: rro@outislaw.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 828 Carmel Ave

ESTIMATED VALUE:

ESTATE CITY: Albany, CA, 94706

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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[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 5/24/25

DECEASED NAME: Wyba Nienstadt

PR NAME: Leslie J Wertz

FILE #: STK-PR-EST-2025-0000796

PR ADDRESS: 5003 Old Gate Ln, Parker, TX, 75002

ATTORNEY NAME: Robert H Brumfield Iii

PR TYPE: PR **PR PHONE #:** 281-728-6026

ATTORNEY PHONE #: 661-316-3010

PR EMAIL:

ATTORNEY EMAIL: bob@brumfieldlawgroup.com

PR COURT DATE: 5/24/25.

ESTATE ADDRESS: 1391 Bailey Dr

ESTIMATED VALUE:

ESTATE CITY: Ripon, CA, 95366

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: 5/27/25

DECEASED NAME: Priscilla Silvery

PR NAME: Katrina Scott

FILE #: STK-PR-EST-2025-0000802

PR ADDRESS: 3105 Lafever Ct, Stockton, CA, 95209

ATTORNEY NAME:

PR TYPE: PR **PR PHONE #:** 209-474-0304

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/27/25.

ESTATE ADDRESS: 3105 Lafever Ct

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95209

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: 5/20/25

DECEASED NAME: Ernest R Banks

PR NAME: Penny C Ryan

FILE #: STK-PR-EST-2025-0000809

PR ADDRESS: 122 W 4Th Street, Ripon, CA, 95366

ATTORNEY NAME: Gina Leguria

PR TYPE: PR **PR PHONE #:** 778-247-3038

ATTORNEY PHONE #: 209-416-0353

PR EMAIL:

ATTORNEY EMAIL: gina@legurialaw.com

PR COURT DATE: 5/20/25.

ESTATE ADDRESS: 233 S Roxie Dr

ESTIMATED VALUE:

ESTATE CITY: Ripon, CA, 95366

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: 5/30/25

DECEASED NAME: Emh Ngonevongsa

PR NAME: Thomas Ngonevongsa

FILE #: STK-PR-EST-2025-0000817

PR ADDRESS: 4442 Tiamo Way, Stockton, CA, 95212

ATTORNEY NAME: Jason Edmond Chong

PR TYPE: PR **PR PHONE #:** 209-641-9970

ATTORNEY PHONE #: 209-466-6735

PR EMAIL: thomasngonevongsa@yahoo.com

ATTORNEY EMAIL: jchong@garibaldilaw.com

PR COURT DATE: 5/30/25.

ESTATE ADDRESS: 4442 Tiamo Way

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95212

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: 5/16/25

DECEASED NAME: Jimmy Joseph Gloria

PR NAME: Angie Brown

FILE #: S-PR-0013580

PR ADDRESS: 232 Hickory Ln, Jacksboro, TN, 37757

ATTORNEY NAME: Robin C Bevier

PR TYPE: Executor **PR PHONE #:** 916-622-2120

ATTORNEY PHONE #: 916-858-0904

PR EMAIL:

ATTORNEY EMAIL: rbevier@robinbevier.com

PR COURT DATE: 5/16/25.

ESTATE ADDRESS: 7301 Ridgeview Ln

ESTIMATED VALUE:

ESTATE CITY: Penryn, CA, 95663

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: Darren T Mcroy

PR NAME: Thomas A Drake

FILE #: S-PR-0013579

PR ADDRESS: 8580 Mt Vernon Rd, Auburn, CA, 95603

ATTORNEY NAME: Alyssa L Bolan

PR TYPE: Executor **PR PHONE #:** 530-888-8912

ATTORNEY PHONE #: 916-786-7515

PR EMAIL:

ATTORNEY EMAIL: alyssa@seasonslaw.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 8580 Mt Vernon Rd

ESTIMATED VALUE:

ESTATE CITY: Auburn, CA, 95603

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: 5/13/25

DECEASED NAME: Elmer Marrion Washman

PR NAME: Barbara L Washman

FILE #: S-PR-0013575

PR ADDRESS: 1126 Dartmouth Ave, Roseville, CA, 95678

ATTORNEY NAME: Andrea K Shoup

PR TYPE: Executor **PR PHONE #:** 805-332-6729

ATTORNEY PHONE #: 951-445-4114

PR EMAIL: caliz4me@aol.com

ATTORNEY EMAIL: andrea@shouplegal.com

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 3765 Grass Valley Hwy Spc 202

ESTIMATED VALUE:

ESTATE CITY: Auburn, CA, 95602

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: 5/12/25

DECEASED NAME: Orestes Caballero

PR NAME: Orestes G Caballero

FILE #: S-PR-0013574

PR ADDRESS: 9001 Fashion Dr, Sacramento, CA, 95826

ATTORNEY NAME: Craig A Harris

PR TYPE: Administrator

PR PHONE #: 916-885-8115

ATTORNEY PHONE #: 916-784-7030

PR EMAIL: ogcaballero@hotmail.com

ATTORNEY EMAIL: charris@dhtrustlaw.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 10180 Morano Dr

ESTIMATED VALUE:

ESTATE CITY: Auburn, CA, 95603

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: 5/6/25

DECEASED NAME: Michael Alexander Laub

PR NAME: Darlene Laub

FILE #: S-PR-0013567

PR ADDRESS: 685 Coyote Hill Rd, Colfax, CA, 95713

ATTORNEY NAME: Soojin Kim

PR TYPE: Administrator

PR PHONE #: 949-285-5363

ATTORNEY PHONE #: 916-847-5440

PR EMAIL:

ATTORNEY EMAIL: soojin@soojinkimlaw.com

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 685 Coyote Hill Rd

ESTIMATED VALUE:

ESTATE CITY: Colfax, CA, 95713

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: 5/21/25

DECEASED NAME: Mark Angelo Ibleto

PR NAME: Annette M Ibleto-Spohr

FILE #: 25PR00570

PR ADDRESS: 5626 Stony Point Rd, Cotati, CA, 94931

ATTORNEY NAME: Mark Alan Miller

PR TYPE: NA **PR PHONE #:** 707-953-3398

ATTORNEY PHONE #: 707-524-1900

PR EMAIL: aibletospohr@aol.com

ATTORNEY EMAIL: sm@smlaw.com

PR COURT DATE: 5/21/25.

ESTATE ADDRESS: 1492 Lowell Ave

ESTIMATED VALUE:

ESTATE CITY: Cotati, CA, 94931

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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PROBATE TRACKING SHEET



DATE: 5/23/25

DECEASED NAME: Donald Kent Adams

PR NAME: Anita K Adams

FILE #: 25PR00583

PR ADDRESS: 232 Golf Green Ln, Santa Rosa, CA, 95409

ATTORNEY NAME: Peter Jeffrey Walls

PR TYPE: Executor **PR PHONE #:** 707-318-6678

ATTORNEY PHONE #: 707-525-5406

PR EMAIL: amberlinsey18@gmail.com

ATTORNEY EMAIL: pwalls@wallslawoffice.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 708 Leo Dr

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95407

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: 5/23/25

DECEASED NAME: Donald Kent Adams

PR NAME: Anita K Adams

FILE #: 25PR00583

PR ADDRESS: 232 Golf Green Ln, Santa Rosa, CA, 95409

ATTORNEY NAME: Peter Jeffrey Walls

PR TYPE: Executor **PR PHONE #:** 707-318-6678

ATTORNEY PHONE #: 707-525-5406

PR EMAIL: amberlinsey18@gmail.com

ATTORNEY EMAIL: pwalls@wallslawoffice.com

PR COURT DATE: 5/23/25.

ESTATE ADDRESS: 830 Mcminn Ave

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95407

ESTIMATED BALANCE:

[Ring... Ring...]

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