

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?

IF YES:

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

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

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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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...]

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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...]

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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...]

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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?

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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...]

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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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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?

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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...]

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