

PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Samuel Yoshioka

PR NAME: Miki Elizabeth Yoshioka

FILE #: P25-01274

PR ADDRESS: 3410 San Pablo Dam Rd, San Pablo, CA, 94803

ATTORNEY NAME: Elliott Bray

PR TYPE: Administrator

PR PHONE #: 510-375-1410

ATTORNEY PHONE #: 346105

PR EMAIL: toys4sal3@gmail.com

ATTORNEY EMAIL: elliot@brayattorneys.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 600 Kiki Dr

ESTIMATED VALUE: 960900

ESTATE CITY: Pleasant Hill, CA, 94523

ESTIMATED BALANCE: No

[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: 7/22/25

DECEASED NAME: Marva Spights

PR NAME: Leroy Simmons Jr

FILE #: P25-01277

PR ADDRESS: 5530 E Juniper Dr, Wasilla, AK, 99654

ATTORNEY NAME: Charles L Mossina

PR TYPE: Executor **PR PHONE #:** 510-367-0935

ATTORNEY PHONE #: 92267

PR EMAIL: skeeroy@yahoo.com

ATTORNEY EMAIL: cmossesq@att.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 4300 Bell Ave

ESTIMATED VALUE: 640000

ESTATE CITY: Richmond, CA, 94804

ESTIMATED BALANCE: No

[Ring... Ring...]

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ATTORNEY NAME: Charles L Mossina

PR TYPE: Executor **PR PHONE #:** 510-367-0935

ATTORNEY PHONE #: 92267

PR EMAIL: skeeroy@yahoo.com

ATTORNEY EMAIL: cmossesq@att.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 4299 Bell Ave

ESTIMATED VALUE: 684400

ESTATE CITY: Richmond, CA, 94804

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Modris Salzirnis

PR NAME: Ashton Taylor Salzirnis

FILE #: P25-01278

PR ADDRESS: 1145 Gilbert Ct, Fremont, CA, 94536

ATTORNEY NAME: Wendy L Wayne

PR TYPE: Executor **PR PHONE #:** 510-953-8193

ATTORNEY PHONE #: 183996

PR EMAIL: ahtonsalzirnis@yahoo.com

ATTORNEY EMAIL: wendyw@gkfremontlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 149 Victory Ave

ESTIMATED VALUE: 435500

ESTATE CITY: Pittsburg, CA, 94565

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Jay Tsao

PR NAME: Robert Tsao Jr

FILE #: P25-01279

PR ADDRESS: 1244 Rhus St, San Mateo, CA, 94402

ATTORNEY NAME: Ryan H Apperson

PR TYPE: Administrator

PR PHONE #: 415-601-7027

ATTORNEY PHONE #: 303197

PR EMAIL: robert@vertexmgt.com

ATTORNEY EMAIL: ryan@ryanappersonlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 5506 Alaska Dr

ESTIMATED VALUE: 709900

ESTATE CITY: Concord, CA, 94521

ESTIMATED BALANCE: No

[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: 7/22/25

DECEASED NAME: Jose Villadelgado

PR NAME: Celia D Villadelgado

FILE #: P25-01280

PR ADDRESS: 2764 11Th St, San Pablo, CA, 94806

ATTORNEY NAME: Cristina C Perez-Abelson

PR TYPE: Administrator

PR PHONE #: 510-872-1350

ATTORNEY PHONE #: 230643

PR EMAIL: mariner91@sbcglobal.net

ATTORNEY EMAIL: cristina@abelsonperezlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 2764 11Th St

ESTIMATED VALUE: 468900

ESTATE CITY: San Pablo, CA, 94806

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Remedios Ybe

PR NAME: Dennis A Ybe

FILE #: P25-01285

PR ADDRESS: 18981 Fernbrook Ct Unit C, Saratoga, CA, 95070

ATTORNEY NAME: Lisa Weinmann

PR TYPE: Executor **PR PHONE #:** 408-621-6681

ATTORNEY PHONE #: 320109

PR EMAIL: dylan.ybe1@gmail.com

ATTORNEY EMAIL: lisa@probatecalifornia.attorney

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 144 Roslyn Dr

ESTIMATED VALUE: 785100

ESTATE CITY: Concord, CA, 94518

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/25/25

DECEASED NAME: Sallie Bray

PR NAME: Wendee Wasserman

FILE #: P25-01295

PR ADDRESS: 720 Capitola Ave Unit B, Capitola, CA, 95010

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 408-219-0201

ATTORNEY PHONE #:

PR EMAIL: wendeemae@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 441 Ocean View Ave

ESTIMATED VALUE: 797200

ESTATE CITY: Kensington, CA, 94707

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Velma Maynard

PR NAME: Edith Marie Moore

FILE #: P25-01308

PR ADDRESS: 2242 Key Blvd, Richmond, CA, 94805

ATTORNEY NAME: Ray Robinson

PR TYPE: Administrator

PR PHONE #: 510-932-9144

ATTORNEY PHONE #:

PR EMAIL: emmmomo@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 2830 21st St Apt 23

ESTIMATED VALUE: 325600

ESTATE CITY: San Pablo, CA, 94806

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/30/25

DECEASED NAME: Deborah Roberts

PR NAME: Paul Edward Chambers Jr

FILE #: P25-01324

PR ADDRESS: 1006 Crest Lane Dr Se, Smyrna, GA, 30080

ATTORNEY NAME: Brittany Doyle Riley

PR TYPE: Executor **PR PHONE #:** 925-872-2947

ATTORNEY PHONE #:

PR EMAIL: p.chambers19@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 233 Crestwood Pl

ESTIMATED VALUE: 1465100

ESTATE CITY: San Ramon, CA, 94583

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/31/25

DECEASED NAME: Vicki Perez

PR NAME: Tiffany Renee Neal

FILE #: P25-01330

PR ADDRESS: 3707 Los Flores Ave, Concord, CA, 94519

ATTORNEY NAME: Elliott Bray

PR TYPE: Executor **PR PHONE #:** 925-726-7830

ATTORNEY PHONE #: 346105

PR EMAIL: tnealperez@yahoo.com

ATTORNEY EMAIL: elliot@brayattorneys.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 3707 Los Flores Ave

ESTIMATED VALUE: 677900

ESTATE CITY: Concord, CA, 94519

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Kenneth Alton Allensworth

PR NAME: Elizabeth Baker

FILE #: 25PR002477
95678

PR ADDRESS: 915 Highland Pointe Drive Suite 130, Roseville, CA,

ATTORNEY NAME: Craig A Harris

PR TYPE: Administrator

PR PHONE #: 916-784-7030

ATTORNEY PHONE #: 306637

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 5130 Patti Jo Dr

ESTIMATED VALUE: 590600

ESTATE CITY: Carmichael, CA, 95608

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 7/24/25

DECEASED NAME: Marlena Holly Spieler-Mclaughlan

PR NAME: Leah Matisse Spieler

FILE #: 25PR002511

PR ADDRESS: 1236 Parker Street, Berkeley, CA, 94702

ATTORNEY NAME: Ingrid K Tung

PR TYPE: Executor **PR PHONE #:** 646-831-0595

ATTORNEY PHONE #: 203219

PR EMAIL: leah.spieler@gmail.com

ATTORNEY EMAIL: itung@lawburton.com

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 2143 Stover Way

ESTIMATED VALUE: 552900

ESTATE CITY: Sacramento, CA, 95822

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/25/25

DECEASED NAME: Helen Reavis

PR NAME: Terrence Ng

FILE #: 25PR002524

PR ADDRESS: 104 Dundee Dr, South San Francisco, CA, 94080

ATTORNEY NAME: Thomas S Wrobel

PR TYPE: Administrator

PR PHONE #: 415-279-2230

ATTORNEY PHONE #: 189389

PR EMAIL:

ATTORNEY EMAIL: ThomaS@TSWrObel. LaW

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 3221 Lerwick Rd

ESTIMATED VALUE: 376900

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE: No

[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: 7/28/25

DECEASED NAME: Bridget Sue Miller

PR NAME: Amanda Grace Newey

FILE #: 25PR002530

PR ADDRESS: 8466 Kinder Lane, Elk Grove, CA, 95624

ATTORNEY NAME: Joey Campbell

PR TYPE: Administrator

PR PHONE #: 916-690-2870

ATTORNEY PHONE #: 319549

PR EMAIL:

ATTORNEY EMAIL: joey@klg.law

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 8466 Kinder Ln

ESTIMATED VALUE: 862600

ESTATE CITY: Elk Grove, CA, 95624

ESTIMATED BALANCE: No

[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: 7/28/25

DECEASED NAME: John A Briggs

PR NAME: Beth Henrickson

FILE #: 25PR002532

PR ADDRESS: 911 36Th Street, Sacramento, CA, 95816

ATTORNEY NAME: Ernest H Tuttle Iv

PR TYPE: Executor **PR PHONE #:** 916-879-6324

ATTORNEY PHONE #: 214932

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 2700 Castro Way

ESTIMATED VALUE: 685100

ESTATE CITY: Sacramento, CA, 95818

ESTIMATED BALANCE: No

[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: 7/29/25

DECEASED NAME: Steven Donald Leising

PR NAME: Lisa A Jaskulski

FILE #: 25PR002543

PR ADDRESS: 6025 S Ksrrington Lane, New Berlin, WI, 53151

ATTORNEY NAME: Mark N Drabny

PR TYPE: Executor **PR PHONE #:** 414-529-5741

ATTORNEY PHONE #: 95487

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 9452 N Kiefer Blvd

ESTIMATED VALUE: 504800

ESTATE CITY: Sacramento, CA, 95826

ESTIMATED BALANCE: No

[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: 7/29/25

DECEASED NAME: Steven Strangio

PR NAME: Jill E Strangio

FILE #: 25PR002549

PR ADDRESS: 105 Casella Ct, Folsom, CA, 95630

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-605-9062

ATTORNEY PHONE #:

PR EMAIL: jillstrangio@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 105 Casella Ct

ESTIMATED VALUE: 696800

ESTATE CITY: Folsom, CA, 95630

ESTIMATED BALANCE: No

[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: 7/28/25

DECEASED NAME: Charles J Molosky li

PR NAME: Ann Marie Pettigrew

FILE #: 25PR002553

PR ADDRESS: 3920 Orinda Dr, San Mateo, CA, 94403

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-250-7108

ATTORNEY PHONE #:

PR EMAIL: amolosky@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 343 Mill Valley Cir S

ESTIMATED VALUE: 499999

ESTATE CITY: Sacramento, CA, 95835

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/29/25

DECEASED NAME: Edward Leroy Foster

PR NAME: Stephen Foster

FILE #: 25PR002555

PR ADDRESS: 318 Walnut Street, Sauk City, WI, 53583

ATTORNEY NAME: Terri L Popkes

PR TYPE: Administrator

PR PHONE #: 559-916-5260

ATTORNEY PHONE #: 206955

PR EMAIL:

ATTORNEY EMAIL: tlpopkes@bpelaw.corn

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 6817 6Th St

ESTIMATED VALUE: 357200

ESTATE CITY: Rio Linda, CA, 95673

ESTIMATED BALANCE: No

[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: 7/31/25

DECEASED NAME: Gary D Larkey

PR NAME: Shyan Borden-Allen

FILE #: 25PR002571

PR ADDRESS: Po Box 581474, Elk Grove, CA, 95758

ATTORNEY NAME: Christine James

PR TYPE: Administrator

PR PHONE #: 916-226-7982

ATTORNEY PHONE #: 204048

PR EMAIL:

ATTORNEY EMAIL: ruby.law@msn . Com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 5020 Emerson Rd

ESTIMATED VALUE: 389700

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/30/25

DECEASED NAME: Mary C Tai

PR NAME: Theresa My Tai-Bottenhorn

FILE #: 25PR133722

PR ADDRESS: 1190 Cagle Ct, Dixon, CA, 95620

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 650-823-7322

ATTORNEY PHONE #:

PR EMAIL: tbottenhorn@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6363 Christie Ave Apt 2412

ESTIMATED VALUE: 385200

ESTATE CITY: Emeryville, CA, 94608

ESTIMATED BALANCE: Noot Avlible

[Ring... Ring...]

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ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 650-823-7322

ATTORNEY PHONE #:

PR EMAIL: tbottenhorn@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6363 Christie Ave Apt 1914

ESTIMATED VALUE: 385200

ESTATE CITY: Emeryville, CA, 94608

ESTIMATED BALANCE: Noot Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/30/25

DECEASED NAME: Mary Kathleen Ward

PR NAME: Theresa A Becchetti

FILE #: PR-25-000803

PR ADDRESS: 1813 White Birch Dr, Hughson, CA, 95326

ATTORNEY NAME: Walter J Schmidt

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

ATTORNEY PHONE #: 48630

PR EMAIL:

ATTORNEY EMAIL: walter@crabtreeschmidt.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6520 Graybark Ln

ESTIMATED VALUE: 541200

ESTATE CITY: Hughson, CA, 95326

ESTIMATED BALANCE: Noot Avlible

[Ring... Ring...]

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