

PROBATE TRACKING SHEET



DATE: 5/8/25

DECEASED NAME: Alberta Tracy

PR NAME: Hollan Tracy

FILE #: PR-25-000474

PR ADDRESS: 430 Lindberg Cir, Petaluma, CA, 94952

ATTORNEY NAME: Andrew Kern

PR TYPE: Decedent'S Estate

PR PHONE #: 707-484-6798

ATTORNEY PHONE #: 707-658-4602

PR EMAIL: hollan44@msn.com

ATTORNEY EMAIL: andrew@kernlawoffice.com

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 204 Barros St

ESTIMATED VALUE:

ESTATE CITY: Patterson, CA, 95363

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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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?

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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: 5/8/25

DECEASED NAME: Jeffery David Fendley

PR NAME: Stephanie Michelle Fendley

FILE #: PR-25-000475

PR ADDRESS: 1418 Lake Park Ct, Modesto, CA, 95355

ATTORNEY NAME: Sean Deburgh

PR TYPE: Decedent'S Estate

PR PHONE #: 209-496-0864

ATTORNEY PHONE #: 888-215-3001

PR EMAIL:

ATTORNEY EMAIL: sean@deburghlaw.com

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 1129 Nelson Ave

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95350

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: 5/8/25

DECEASED NAME: Donald Ray Heffner

PR NAME: Jason Heffner

FILE #: PR-25-000479

PR ADDRESS: 3096 Castle Rock Ct, Ceres, CA, 95307

ATTORNEY NAME: Jullian S Sekona

PR TYPE: Decedent'S Estate

PR PHONE #: 541-808-1481

ATTORNEY PHONE #: 209-521-6260

PR EMAIL: jheffner130@gmail.com

ATTORNEY EMAIL: jsekona@gianelli-law.com

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 3096 Castle Rock Ct

ESTIMATED VALUE:

ESTATE CITY: Ceres, CA, 95307

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: Peter Glen Saad

PR NAME: Jessica Saad

FILE #: PR-25-000495

PR ADDRESS: 5460 White Oak Ave #C337, Encino, CA, 91316

ATTORNEY NAME: Leslie Kalim Mchugh

PR TYPE: Decedent'S Estate

PR PHONE #: 209-581-5143

ATTORNEY PHONE #: 209-527-9899

PR EMAIL: saadjessica@yahoo.com

ATTORNEY EMAIL: lmchugh@foresmacko.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 3845 Carver Rd

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95356

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: Johanna Lynn West

PR NAME: Brian D West

FILE #: PR-25-000496

PR ADDRESS: 1805 Ely Ct, Modesto, CA, 95355

ATTORNEY NAME: Amy Abid Jeffries

PR TYPE: Decedent'S Estate

PR PHONE #: 209-681-5705

ATTORNEY PHONE #: 209-521-6260

PR EMAIL: prada3304@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 1523 College Ave

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95350

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: 5/5/25

DECEASED NAME: Maxine Frankel

PR NAME: Linda Ruth Fisher

FILE #: 2025PRDE043541

PR ADDRESS: Po Box 563, Tehachapi, CA, 93581

ATTORNEY NAME: Katherine Edsall Wells

PR TYPE: Executor **PR PHONE #:** 661-972-4607

ATTORNEY PHONE #: 805-484-9002

PR EMAIL:

ATTORNEY EMAIL: Katherine@EdsallLaw.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 457 Cresthill Dr

ESTIMATED VALUE:

ESTATE CITY: Oak Park, CA, 91377

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/12/25

DECEASED NAME: Charlie Ellen Brown Boswell

PR NAME: Victor Boswell

FILE #: 2025PRDE043909

PR ADDRESS: 748 Forest Loop Dr, Port Hueneme, CA, 93041

ATTORNEY NAME: John Kurhanewicz

PR TYPE: Administrator

PR PHONE #: 805-758-5826

ATTORNEY PHONE #: 805-628-2446

PR EMAIL: followchrist555@yahoo.com

ATTORNEY EMAIL: John@JK3Law.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 665 Forest Loop Dr

ESTIMATED VALUE:

ESTATE CITY: Port Hueneme, CA, 93041

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: Linda H Morse

PR NAME: Cody Adler-Mcallister

FILE #: 25PR122257

PR ADDRESS: 251 16Th Pl #B, Costa Mesa, CA, 92627

ATTORNEY NAME: Paul D Epstein

PR TYPE: Administrator

PR PHONE #: 510-847-2076

ATTORNEY PHONE #: 925-944-9700

PR EMAIL: cadlermcallister@msn.com

ATTORNEY EMAIL: pepstein@brotherssmithlaw.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 1611 Blake St

ESTIMATED VALUE:

ESTATE CITY: Berkeley, CA, 94703

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/7/25

DECEASED NAME: Claudia Boliba

PR NAME: Brittney Martinez

FILE #: 25PR121504

PR ADDRESS: 2216 Vista Luna, Fairfield, CA, 94534

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 707-790-7958

ATTORNEY PHONE #:

PR EMAIL: limetym51@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 37899 3Rd St

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: 5/7/25

DECEASED NAME: John Howell Williamson

PR NAME: Evelyn Williamson

FILE #: 25PR121600

PR ADDRESS: 1511 Wellington St, Oakland, CA, 94602

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-253-8138

ATTORNEY PHONE #:

PR EMAIL: jwillia921@att.net

ATTORNEY EMAIL:

PR COURT DATE: 5/7/25.

ESTATE ADDRESS: 1511 Wellington St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94602

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/14/25

DECEASED NAME: Thomas D Marchant

PR NAME: Gary L Hayenga

FILE #: 25PR001673

PR ADDRESS: 1004 Valley View Dr, Fulton, IL, 61252

ATTORNEY NAME: Robin L Komparens

PR TYPE: Executor **PR PHONE #:** 815-499-0266

ATTORNEY PHONE #: 916-920-5286

PR EMAIL:

ATTORNEY EMAIL: rklompars@fennemorelaw.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 2800 Calle Vista Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/14/25

DECEASED NAME: Craig Loftin

PR NAME: Maximina Loftin

FILE #: 25PR001661

PR ADDRESS: 10311 Pedra Do Sol Way, Elk Grove, CA, 95757

ATTORNEY NAME: Eric Giersch

PR TYPE: Administrator

PR PHONE #: 916-626-2771

ATTORNEY PHONE #: 916-525-7980

PR EMAIL:

ATTORNEY EMAIL: egiersch@huberfox.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 10311 Pedra Do Sol Way

ESTIMATED VALUE:

ESTATE CITY: Elk Grove, CA, 95757

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/15/25

DECEASED NAME: Machelles Wilson

PR NAME: Azelyn Failor

FILE #: 25PR001684

PR ADDRESS: 4260 26Th Ave, Sacramento, CA, 95820

ATTORNEY NAME: Daniel A Hunt

PR TYPE: Administrator

PR PHONE #: 415-418-4729

ATTORNEY PHONE #:

PR EMAIL: spazelyn@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 4260 26Th Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/15/25

DECEASED NAME: Mary Louise Hale

PR NAME: Richard Hale

FILE #: 25PR001679

PR ADDRESS: 2345 S Bar V Road, Auburn, CA, 95603

ATTORNEY NAME: Caitlin E Ross

PR TYPE: Executor **PR PHONE #:** 916-599-5457

ATTORNEY PHONE #: 916-724-1696

PR EMAIL: hale2@surewest.net

ATTORNEY EMAIL:

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 8629 Oak Ave

ESTIMATED VALUE:

ESTATE CITY: Orangevale, CA, 95662

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: Harry Lee Williams Jr

PR NAME: Kelly Kelly Ponte

FILE #: P25-00845

PR ADDRESS: 11811 Cresthill Dr, Elk Grove, CA, 95624

ATTORNEY NAME: Michael Rinne

PR TYPE: Administrator

PR PHONE #: 925-437-3933

ATTORNEY PHONE #: 925-322-1521

PR EMAIL: kwilli3551@gmail.com

ATTORNEY EMAIL: michael@rinnelaw.com

PR COURT DATE: 5/12/25.

ESTATE ADDRESS: 4501 Horseshoe Cir

ESTIMATED VALUE:

ESTATE CITY: Antioch, CA, 94531

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: 5/15/25

DECEASED NAME: Adam Thomas Muela

PR NAME: Nicholas Adam Muela

FILE #: P25-00879

PR ADDRESS: 2122 Northfield Dr, Santa Rosa, CA, 95403

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 925-300-5074

ATTORNEY PHONE #:

PR EMAIL: muela.nicole@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 19 Wharf Dr

ESTIMATED VALUE:

ESTATE CITY: Bay Point, CA, 94565

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: 5/16/25

DECEASED NAME: Dennis Kim Gortemiller

PR NAME: Eric Ward

FILE #: P25-00887

PR ADDRESS: 3429 Forest View Ln, Reno, NV, 89511

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 775-240-9630

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/16/25.

ESTATE ADDRESS: 2793 Clark Ct

ESTIMATED VALUE:

ESTATE CITY: Pinole, CA, 94564

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]

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PROBATE TRACKING SHEET



DATE: 5/9/25

DECEASED NAME: Mark Fredrickson

PR NAME: Lauren Hadley

FILE #: S-PR-0013550

PR ADDRESS: 2825 Hillcrest Road, Rocklin, CA, 95765

ATTORNEY NAME:

PR TYPE: Probate

PR PHONE #: 916-276-5875

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/9/25.

ESTATE ADDRESS: 2825 Hillcrest Rd

ESTIMATED VALUE:

ESTATE CITY: Rocklin, CA, 95765

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: 4/28/25

DECEASED NAME: Daniel J Moulyn

PR NAME: Keith Moulyn

FILE #: STK-PR-EST-2025-0000727

PR ADDRESS: 415 Linda Avenue, Ripon, CA, 95366

ATTORNEY NAME: Kelsey L Kern

PR TYPE: Personal Representative (L1)

PR PHONE #: 209-996-4605

ATTORNEY PHONE #: 209-524-4466

PR EMAIL:

ATTORNEY EMAIL: kelscy@ogdcnlawmodcsto.com

PR COURT DATE: 4/28/25.

ESTATE ADDRESS: 426 2Nd St

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:

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]

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PROBATE TRACKING SHEET



DATE: 5/13/25

DECEASED NAME: Frances Elise Carter-Hilliard

PR NAME: Leon Hilliard

FILE #: STK-PR-EST-2025-0000733

PR ADDRESS: 469 N York St, Porterville, CA, 93257

ATTORNEY NAME: Kulwinder Kenea Bains
559-350-9493

PR TYPE: Personal Representative (L1) **PR PHONE #:**

ATTORNEY PHONE #: 209-521-1500

PR EMAIL:

ATTORNEY EMAIL: kenea@kbainslaw.com

PR COURT DATE: 5/13/25.

ESTATE ADDRESS: 1021 Fleetwood Way

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95210

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: 5/14/25

DECEASED NAME: Richard Lee Tatum

PR NAME: Wendy Brandenburg

FILE #: STK-PR-OPNH-2025-0000737
95320

PR ADDRESS: 1962 Deborah Cir, Escalon, CA,

ATTORNEY NAME: Jeffrey David Heiser

PR TYPE: Superior **PR PHONE #:** 209-985-0583

ATTORNEY PHONE #: 209-948-6400

PR EMAIL: brandenburgwendy@yahoo.com

ATTORNEY EMAIL: jeffheiser@lycos.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 1616 David Dr

ESTIMATED VALUE:

ESTATE CITY: Escalon, CA, 95320

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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ATTORNEY PHONE #: 209-948-6400

PR EMAIL: brandenburgwendy@yahoo.com

ATTORNEY EMAIL: jeffheiser@lycos.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 1962 Deborah Cir

ESTIMATED VALUE:

ESTATE CITY: Escalon, CA, 95320

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

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ATTORNEY NAME: Jeffrey David Heiser

PR TYPE: Superior **PR PHONE #:** 209-985-0583

ATTORNEY PHONE #: 209-948-6400

PR EMAIL: brandenburgwendy@yahoo.com

ATTORNEY EMAIL: jeffheiser@lycos.com

PR COURT DATE: 5/14/25.

ESTATE ADDRESS: 2537 Belvedere Ave

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95205

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: Ronda Regina Bragazzi

PR NAME: Eugene Bragazzi

FILE #: STK-PR-EST-2025-0000743
89002

PR ADDRESS: 2325 Appaloosa Road, Henderson, NV,

ATTORNEY NAME: Sidney L Alegre

PR TYPE: Superior **PR PHONE #:** 702-564-9614

ATTORNEY PHONE #: 209-830-2939

PR EMAIL:

ATTORNEY EMAIL: salegre@alegrellaw.com

PR COURT DATE: 5/15/25.

ESTATE ADDRESS: 260 Discovery Ln

ESTIMATED VALUE:

ESTATE CITY: Tracy, CA, 95377

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: 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?

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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



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: 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?

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: 5/13/25

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?

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: 5/13/25

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...]

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: 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...]

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]

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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...]

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: 5/14/25

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...]

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: 5/14/25

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...]

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: 5/14/25

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?

IF YES:

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COLD CALL SCRIPT

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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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



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?

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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?

IF YES:

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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?

IF YES:

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[Be Sure You Check the DNC List]

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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?

IF YES:

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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?

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: 5/15/25

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...]

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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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