

PROBATE TRACKING SHEET



DATE: 08/27/2025

DECEASED NAME: Ronald Kent Wade

PR NAME: Gerald Thomas Wade

FILE #: S-PR-0013763

PR ADDRESS: 12432 Alta Mesa Dr, Auburn, CA, 95603

ATTORNEY NAME: Lilit A Minasyan

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 309295

PR EMAIL:

ATTORNEY EMAIL: lam@drlo.law

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 1226 Arbor Dr

ESTIMATED VALUE: 453800

ESTATE CITY: Roseville, CA, 95678

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: 09/02/2025

DECEASED NAME: Catherine Glisson

PR NAME: Jennifer Young

FILE #: 2025PRDE049563

PR ADDRESS: 2219 W Saint Emilion Dr, Hayden, ID, 83835

ATTORNEY NAME: Kendall A Vanconas

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 160829

PR EMAIL:

ATTORNEY EMAIL: kvanconas@atozlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 2302 Panda Pl

ESTIMATED VALUE: 865900

ESTATE CITY: Ventura, CA, 93003

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: 09/02/2025

DECEASED NAME: Diane Bargmann

PR NAME: Carol Edman

FILE #: 2025PRDE049539

PR ADDRESS: 1614 Little Rabbit Ct, Montgomery, TX, 77316

ATTORNEY NAME: Fabiola B Karls

PR TYPE: Administrator

PR PHONE #: 661-992-0028

ATTORNEY PHONE #: 236997

PR EMAIL:

ATTORNEY EMAIL: fabiola.karls@rodnunskylaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 11510 Country Creek Ct

ESTIMATED VALUE: 673300

ESTATE CITY: Moorpark, CA, 93021

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: 09/02/2025

DECEASED NAME: Beathrice Lucille Simmons

PR NAME: Tiairia Simmons

FILE #: 25STPB09810

PR ADDRESS: 1257 W 96th St, Los Angeles, CA, 90044

ATTORNEY NAME: Carla Dolores Allen
424-270-4704

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 195623

PR EMAIL: stiairia@yahoo.com

ATTORNEY EMAIL: CDAllenESQ@gmail.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1257 W 96Th St

ESTIMATED VALUE: 493800

ESTATE CITY: Los Angeles, CA, 90044

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: Victoria Ramos Munoz

PR NAME: Marina Ramos Munoz

FILE #: 25STPB09855

PR ADDRESS: 8886 Morehart Ave, Sun Valley, CA, 91352

ATTORNEY NAME: Daniel B Burbott
818-257-6361

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 279759

PR EMAIL: mmunoz0321@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 13600 Daventry St

ESTIMATED VALUE: 568700

ESTATE CITY: Pacoima, CA, 91331

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: Mary Elizabeth Tatum

PR NAME: Donald Turner Jr

FILE #: 25STPB09857

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 13609 Avalon Blvd

ESTIMATED VALUE: 688200

ESTATE CITY: Los Angeles, CA, 90061

ESTIMATED BALANCE: Not Available

[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: 08/29/2025

DECEASED NAME: Mabel Cheng

PR NAME: Simon Cheung

FILE #: 25STPB09878

PR ADDRESS: 2555 Main St #3007, Irvine, CA, 92614

ATTORNEY NAME: Kate Young

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 223101

PR EMAIL: simon_cheung82@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 2519 Alta St

ESTIMATED VALUE: 652300

ESTATE CITY: Los Angeles, CA, 90031

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 08/29/2025

DECEASED NAME: Fayek Y Nasir

PR NAME: Roudaina F Nasir

FILE #: 25STPB09879

PR ADDRESS: 1455 W H St, Ontario, CA, 91762

ATTORNEY NAME: Michael Ebner

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:** 909-670-7368

ATTORNEY PHONE #: 183499

PR EMAIL: arnas86ir@netscape.net

ATTORNEY EMAIL: ebnerlaw@aol.com

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 20121 Shadow Mountain Rd

ESTIMATED VALUE: 1336000

ESTATE CITY: Walnut, CA, 91789

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/02/2025

DECEASED NAME: Mary Lourdes Cuevas

PR NAME: Miguel Medina Delgado Jr

FILE #: 25STPB09897

PR ADDRESS: 7302 Benares St, Downey, CA, 90241

ATTORNEY NAME: Rodney Thomas Gould

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 219234

PR EMAIL:

ATTORNEY EMAIL: rodney@rodneygouldlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 431 S Tajauta Ave

ESTIMATED VALUE: 870800

ESTATE CITY: Compton, CA, 90220

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Jerry Martin Basura

PR NAME: Maureen Kochan

FILE #: 25STPB09911

PR ADDRESS: 6876 N Windview Cir, Parker, CO, 80134

ATTORNEY NAME: Cynthia R Cox

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 153298

PR EMAIL:

ATTORNEY EMAIL: cynthia@coxlawgroupinc.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 321 El Dorado St

ESTIMATED VALUE: 1493700

ESTATE CITY: Arcadia, CA, 91006

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PR NAME: Maureen Kochan

FILE #: 25STPB09911

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ATTORNEY NAME: Cynthia R Cox

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 153298

PR EMAIL:

ATTORNEY EMAIL: cynthia@coxlawgroupinc.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 1808 Encino Ave

ESTIMATED VALUE: 179035

ESTATE CITY: Monrovia, CA, 91016

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Hugh Michael Maloy

PR NAME: Terry Louise Maloy

FILE #: 25STPB09924

PR ADDRESS: 1970 Montana St #19, Ventura, CA, 93003

ATTORNEY NAME: Eric Rudolph Anthony
818-419-7534

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 226822

PR EMAIL: tmaloy1208@yahoo.com

ATTORNEY EMAIL: Eric@RudolphLegal.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 8906 Hillrose St

ESTIMATED VALUE: 847200

ESTATE CITY: Sunland, CA, 91040

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Bracha Zohar

PR NAME: Oreet Zohar

FILE #: 25STPB09945

PR ADDRESS: 1440 N St NW #P8, Washington, DC, 20005

ATTORNEY NAME: Brenda Depew Jocz
512-971-8838

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 259510

PR EMAIL: oz10@juno.com

ATTORNEY EMAIL: bd@hinojosaforer.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 7029 Cozycroft Ave

ESTIMATED VALUE: 736700

ESTATE CITY: Winnetka, CA, 91306

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/03/2025

DECEASED NAME: Bracha Zohar

PR NAME: Oreet Zohar

FILE #: 25STPB09945

PR ADDRESS: 1440 N St NW #P8, Washington, DC, 20005

ATTORNEY NAME: Brenda Depew Jocz
512-971-8838

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 259510

PR EMAIL: oz10@juno.com

ATTORNEY EMAIL: bd@hinojosaforer.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 10149 Commerce Ave Unit 16

ESTIMATED VALUE: 455100

ESTATE CITY: Tujunga, CA, 91042

ESTIMATED BALANCE: Not Available

[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: 09/04/2025

DECEASED NAME: Victor M Acuna

PR NAME: Lupita Mejia

FILE #: 25STPB09968

PR ADDRESS: 6767 Di Carlo Pl, Rancho Cucamonga, CA, 91739

ATTORNEY NAME: Brian Carter Miles

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 214329

PR EMAIL: lupitamejia@roadrunner.com

ATTORNEY EMAIL: bcmiles@milesatcherlaw.net

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 527 Ardilla Ave

ESTIMATED VALUE: 700200

ESTATE CITY: La Puente, CA, 91746

ESTIMATED BALANCE: Not Available

[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: 09/04/2025

DECEASED NAME: Daniel J Crooymans

PR NAME: Jordan Crooymans

FILE #: 25STPB09971

PR ADDRESS: 912 W Benbow St, San Dimas, CA, 91773

ATTORNEY NAME: Marshall Neil Solarz

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 78259

PR EMAIL:

ATTORNEY EMAIL: nsolarz@weinstocklaw.com

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 912 W Benbow St

ESTIMATED VALUE: 856000

ESTATE CITY: San Dimas, CA, 91773

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: Kevin Matthews

PR NAME: Brian Matthews

FILE #: 25STPB09988
91011

PR ADDRESS: 4613 Indiana Ave, La Canada Flintridge, CA,

ATTORNEY NAME: Robert Kevin Smith
213-810-6336

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 128726

PR EMAIL: matthews@cytonetics.com

ATTORNEY EMAIL: rksmithesq1@aol.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 580 N Orange Grove Blvd

ESTIMATED VALUE: 695300

ESTATE CITY: Pasadena, CA, 91103

ESTIMATED BALANCE: Not Available

[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: 09/03/2025

DECEASED NAME: Tsuiling Chang

PR NAME: Mary Sun

FILE #: 25STPB09997

PR ADDRESS: 871 S Los Robles Ave, Pasadena, CA, 91106

ATTORNEY NAME: Vincent Yehsen Lin
626-375-4782

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 201419

PR EMAIL:

ATTORNEY EMAIL: LDS@VINCENTLINLAW.COM

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 871 S Los Robles Ave

ESTIMATED VALUE: 1532200

ESTATE CITY: Pasadena, CA, 91106

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: William John Mickley Sr

PR NAME: Gina Marie Mickley

FILE #: STK-PR-EST-2025-0001320

PR ADDRESS: 854 G St, Linden, CA, 95236

ATTORNEY NAME: June D Jantz

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 167599

PR EMAIL:

ATTORNEY EMAIL: junejantz@jantzlzlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 854 G St

ESTIMATED VALUE: 500900

ESTATE CITY: Linden, CA, 95236

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: Phyllis Swanson Orr

PR NAME: Linda Hulten

FILE #: STK-PR-EST-2025-0001324

PR ADDRESS: 101 Blake Way, Athens, GA, 30605

ATTORNEY NAME: June D Jantz

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 167599

PR EMAIL:

ATTORNEY EMAIL: junejantz@jantzlzlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 202 W Essex St

ESTIMATED VALUE: 368400

ESTATE CITY: Stockton, CA, 95204

ESTIMATED BALANCE: Not Available

[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: 09/03/2025

DECEASED NAME: Shirley Ann Mcnamara

PR NAME: Joseph Mcnamara

FILE #: STK-PR-EST-2025-0001332

PR ADDRESS: 1110 Plymouth Dr, Tracy, CA, 95376

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 510-305-1885

ATTORNEY PHONE #:

PR EMAIL: josephmcnamara@earthlink.net

ATTORNEY EMAIL:

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 1110 Plymouth Dr

ESTIMATED VALUE: 680900

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE: Not Available

[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: 08/28/2025

DECEASED NAME: Marie Fullington

PR NAME: Vickie Lynn Mahony

FILE #: PROVA2500701

PR ADDRESS: 1778 Papaya Tree St, Hemet, CA, 92545

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 7725 Shawnee Trl

ESTIMATED VALUE: 243900

ESTATE CITY: Yucca Valley, CA, 92284

ESTIMATED BALANCE: Not Available

[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: 08/29/2025

DECEASED NAME: Nittaya Sopa

PR NAME: Wanda Long

FILE #: PRIN2501034

PR ADDRESS: 84366 Rodine Ave, Indio, CA, 92203

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 757-714-0916

ATTORNEY PHONE #:

PR EMAIL: wandakampanartsanyakorn@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 45890 Cimarron Rd

ESTIMATED VALUE: 469200

ESTATE CITY: Indio, CA, 92201

ESTIMATED BALANCE: Not Available

[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: 08/29/2025

DECEASED NAME: Victor Rosales

PR NAME: Ligia Mathews

FILE #: 25PR00995

PR ADDRESS: 609 Curtin Ln, Sonoma, CA, 95476

ATTORNEY NAME: Anthony Robert Valluzzo

PR TYPE: Administrator

PR PHONE #: 707-509-9285

ATTORNEY PHONE #: 256650

PR EMAIL: l-mathews@sbcglobal.net

ATTORNEY EMAIL: anthony@hvplawoffices.com

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 265 Lake St

ESTIMATED VALUE: 703100

ESTATE CITY: Sonoma, CA, 95476

ESTIMATED BALANCE: Not Available

[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: 08/28/2025

DECEASED NAME: Hermelinda Tapia

PR NAME: Hector Tapia

FILE #: P25-01537

PR ADDRESS: 108 Dunedin Dr, Brentwood, CA, 94513

ATTORNEY NAME: Brian Mcdonald

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 49124

PR EMAIL:

ATTORNEY EMAIL: brian@brianmediator.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 108 Dunedin Dr

ESTIMATED VALUE: 483700

ESTATE CITY: Brentwood, CA, 94513

ESTIMATED BALANCE: Not Available

[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: 08/28/2025

DECEASED NAME: Stephanie Hernandez

PR NAME: Robert Rodriguez

FILE #: 25PR002936

PR ADDRESS: 4552 Stonebriar Court, Antelope, CA, 95843

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 5261 Verner Ave

ESTIMATED VALUE: 421000

ESTATE CITY: Sacramento, CA, 95841

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: 08/28/2025

DECEASED NAME: Gary Bailey Newton Sr

PR NAME: Gary Bailey Newton Jr

FILE #: 25PR002941

PR ADDRESS: 159 Sage Street, Citrus Heights, CA, 95621

ATTORNEY NAME: Mark F Goudy

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 105130

PR EMAIL:

ATTORNEY EMAIL: mEfgoudy@goudylaw. com

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 5821 Eastridge Drive

ESTIMATED VALUE: 426800

ESTATE CITY: Sacramento, CA, 95842

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: 08/28/2025

DECEASED NAME: Barbara Ann Peterson-Marks

PR NAME: Troy Dewitt Marks Jr

FILE #: 25PR002944

PR ADDRESS: 9086 Salmon Falls Dr, Sacramento, CA, 95826

ATTORNEY NAME: Jason Borg

PR TYPE: Administrator

PR PHONE #: 916-335-4727

ATTORNEY PHONE #: 186173

PR EMAIL: mrksjr@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 9140 Lakemont Drive

ESTIMATED VALUE: 451400

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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PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Todd R Coulter

PR NAME: Jennifer R Norris

FILE #: 25PR002952

PR ADDRESS: 10501 Fair Oaks Blvd #6, Fair Oaks, CA, 95628

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 7037 Lindero Ln

ESTIMATED VALUE: 485300

ESTATE CITY: Rancho Murieta, CA, 95683

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Sharon Marie Collett

PR NAME: Elizabeth Dean

FILE #: 25PR002972

PR ADDRESS: Po Box 4124, Davis, CA, 95617

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 258811

PR EMAIL:

ATTORNEY EMAIL: probate@mylawyersllp.com

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 2833 Sandbrook Ct

ESTIMATED VALUE: 476800

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?

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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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: 09/02/2025

DECEASED NAME: Sergy Graff Wymer

PR NAME: Sergey S Ivashenko

FILE #: 25PR002975

PR ADDRESS: 32 Ladyhawk Ct, Sacramento, CA, 95835

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/01/2025.

ESTATE ADDRESS: 7684 Countryfield Dr

ESTIMATED VALUE: 362000

ESTATE CITY: Sacramento, CA, 95828

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]

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Juan Carlos Sanchez-Ledesma

PR NAME: Angelina Gutierrez

FILE #: 25PR002979

PR ADDRESS: 2245 Dunlap Dr, Sacramento, CA, 95821

ATTORNEY NAME: Robert J Gonzalez

PR TYPE: Administrator

PR PHONE #: 916-308-8481

ATTORNEY PHONE #: 179250

PR EMAIL: angie.gutierrez52@yahoo.com

ATTORNEY EMAIL: Ls.rjglaw@gmail.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 2249 Dunlap Dr

ESTIMATED VALUE: 322100

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: 09/03/2025

DECEASED NAME: John Steelman

PR NAME: Eileen Casuga

FILE #: 25PR002986

PR ADDRESS: 3431 Klevner Way, Rancho Cordova, CA, 95670

ATTORNEY NAME: Andy P Tran

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 203962

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 3431 Klevner Way

ESTIMATED VALUE: 904900

ESTATE CITY: Rancho Cordova, CA, 95670

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: 09/03/2025

DECEASED NAME: Rile C Benford

PR NAME: Kim L Benford

FILE #: 25PR002988

PR ADDRESS: 4185 Archean Way, Sacramento, CA, 95823

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 11027 International Drive

ESTIMATED VALUE: 276600

ESTATE CITY: Rancho Cordova, CA, 95670

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: 09/03/2025

DECEASED NAME: Thomas Richard Powell

PR NAME: Amy Powell

FILE #: 25PR140387

PR ADDRESS: 3833 S Bond Ave #116, Portland, OR, 97239

ATTORNEY NAME: Tracy S Regli

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 261100

PR EMAIL:

ATTORNEY EMAIL: tracy. regli@acunaregli.com

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 15760 Via Regio

ESTIMATED VALUE: 908000

ESTATE CITY: San Lorenzo, CA, 94580

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: 09/04/2025

DECEASED NAME: Tommie Lee Coleman Jr

PR NAME: Dajanay Coleman

FILE #: 25PR140337

PR ADDRESS: 8306 Golf Links Road, Oakland, CA, 94605

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 2938 Chestnut Street

ESTIMATED VALUE: 398200

ESTATE CITY: Oakland, CA, 94608

ESTIMATED BALANCE: Yes

[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: 09/05/2025

DECEASED NAME: Shari A Cox

PR NAME: James Scott Cordle

FILE #: 25PR140881

PR ADDRESS: 3427 Curran Way, Oakland, CA, 94602

ATTORNEY NAME: Christopher Aria

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #: 329226

PR EMAIL:

ATTORNEY EMAIL: patricla@patriciascottlaw.com

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 907 San Antonio Ave

ESTIMATED VALUE: 696600

ESTATE CITY: Alameda, CA, 94501

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: 09/04/2025

DECEASED NAME: Wendy Diane Rainey

PR NAME: Terry Duane Halterman Jr

FILE #: 25PR140686

PR ADDRESS: 1290 Alexandra Blvd, Crystal Lake, IL, 60014

ATTORNEY NAME: C Lee Hewitt

PR TYPE: Executor **PR PHONE #:** 510-943-2166

ATTORNEY PHONE #: 104531

PR EMAIL: thenighthawk72@gmail.com

ATTORNEY EMAIL: lee@cleehewitt.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 4265 Tehama Ave

ESTIMATED VALUE: 1314800

ESTATE CITY: Fremont, CA, 94538

ESTIMATED BALANCE: Not Available

[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: 09/02/2025

DECEASED NAME: Trinidad Rivera Cervantez

PR NAME: Jessie Trinidad Cervantez Jr

FILE #: 25PR139795

PR ADDRESS: 24 Union Sq Apt 318, Union City, CA, 94587

ATTORNEY NAME: Thomas B Reed Jr

PR TYPE: Administrator

PR PHONE #: 510-372-6256

ATTORNEY PHONE #: 203411

PR EMAIL: kikicer@aol.com

ATTORNEY EMAIL: treedlaw@ymail.com

PR COURT DATE: 06/18/2025.

ESTATE ADDRESS: 33856 8Th St

ESTIMATED VALUE: 924800

ESTATE CITY: Union City, CA, 94587

ESTIMATED BALANCE: Not Available

[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: 08/27/2025

DECEASED NAME: James W Bjorge

PR NAME: Janet S Adams

FILE #: 25-PRO-01186

PR ADDRESS: 1900 S Norfolk St., #350, San Mateo, CA, 94403

ATTORNEY NAME: Nicole D Warmerdam

PR TYPE: Decedent's Estate **PR PHONE #:**

ATTORNEY PHONE #: 239699

PR EMAIL:

ATTORNEY EMAIL: nicole@nw-trust.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 1602 York Ave

ESTIMATED VALUE: 1167700

ESTATE CITY: San Mateo, CA, 94401

ESTIMATED BALANCE: Yes

[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: 08/29/2025

DECEASED NAME: Alison Anne Sampson

PR NAME: Dana Cusimano

FILE #: 25-PRO-01201

PR ADDRESS: 425 Beverly Street, Livermore, CA, 94550

ATTORNEY NAME: Nathan Phair

PR TYPE: Decedent's Estate **PR PHONE #:**

ATTORNEY PHONE #: 354075

PR EMAIL:

ATTORNEY EMAIL: nathan@hlg-lip.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 70 Tiptoe Ln

ESTIMATED VALUE: 2785000

ESTATE CITY: Burlingame, CA, 94010

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: 09/03/2025

DECEASED NAME: Ravi Lal

PR NAME: Ajaishnee Singh

FILE #: 25-PRO-01219

PR ADDRESS: 33 Atlantic Ave, San Bruno, CA, 94066

ATTORNEY NAME:

PR TYPE: Decedent's Estate **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 05/20/2025.

ESTATE ADDRESS: 33 Atlantic Ave

ESTIMATED VALUE: 1422300

ESTATE CITY: San Bruno, CA, 94066

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: 09/03/2025

DECEASED NAME: Conchita Belvir Yabes

PR NAME: Felicitas Diroy

FILE #: 25-PRO-01220

PR ADDRESS: 284 Verano Drive, Daly City, CA, 94015

ATTORNEY NAME: Emma D Woidtke

PR TYPE: Decedent's Estate **PR PHONE #:**

ATTORNEY PHONE #: 337033

PR EMAIL:

ATTORNEY EMAIL: emma@woidtke.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 378 Peoria St

ESTIMATED VALUE: 1060000

ESTATE CITY: Daly City, CA, 94014

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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