

PROBATE TRACKING SHEET



DATE: 7/11/25

DECEASED NAME: Marie Elizabeth Childers

PR NAME: Melissa Childers

FILE #: PRIN2500852

PR ADDRESS: 54080 Avenida Juarez, La Quinta, CA, 92253

ATTORNEY NAME: Nesa Targhibi

PR TYPE: Administrator

PR PHONE #: 256-558-4131

ATTORNEY PHONE #: 301000

PR EMAIL: mjchilders75@yahoo.com

ATTORNEY EMAIL: nesa@holborn.law

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 82192 Oleander Ave

ESTIMATED VALUE: 283200

ESTATE CITY: Indio, CA, 92201

ESTIMATED BALANCE: Not Availible

[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: 7/14/25

DECEASED NAME: Jonathan Earl Danner

PR NAME: D'Harmonie Danner

FILE #: STK-PR-EST-2025-0001064
94568

PR ADDRESS: 3420 Finnian Way Unit 122, Dublin, CA,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 7/14/25.

ESTATE ADDRESS: 712 Ashlynn Way

ESTIMATED VALUE: 461000

ESTATE CITY: Stockton, CA, 95206

ESTIMATED BALANCE: Not Availible

[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: 7/16/25

DECEASED NAME: Susan Louise Powell

PR NAME: Kellie Yazembiak

FILE #: STK-PR-EST-2025-0001079

PR ADDRESS: 2015 Oxford Way, Lodi, CA, 95242

ATTORNEY NAME: June D Jantz

PR TYPE: Probate Estates **PR PHONE #:** 209-327-5330

ATTORNEY PHONE #: 167599

PR EMAIL:

ATTORNEY EMAIL: junejantz@jantzlzlaw.com

PR COURT DATE: 7/16/25.

ESTATE ADDRESS: 336 Jean Ave

ESTIMATED VALUE: 361000

ESTATE CITY: Stockton, CA, 95207

ESTIMATED BALANCE: Not Availible

[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: 7/17/25

DECEASED NAME: Brian Scott Stahlecker

PR NAME: Sally Booth O'Toole

FILE #: STK-PR-EST-2025-0001085
95203

PR ADDRESS: 2053 W Harding Way, Stockton, CA,

ATTORNEY NAME: Andrew D Smith

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

ATTORNEY PHONE #: 189370

PR EMAIL:

ATTORNEY EMAIL: andrew@smithandjohnsonlaw.com

PR COURT DATE: 07/17/2025.

ESTATE ADDRESS: 4540 Hillsboro Way

ESTIMATED VALUE: 367800

ESTATE CITY: Stockton, CA, 95207

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/8/25

DECEASED NAME: James Kergan

PR NAME: Courtney Clay

FILE #: 25PR002300

PR ADDRESS: 1316 Se 52Nd Ave, Portland, OR, 97215

ATTORNEY NAME: Craig A Harris

PR TYPE: Administrator

PR PHONE #: 520-401-8583

ATTORNEY PHONE #: 306637

PR EMAIL:

ATTORNEY EMAIL: charrlsOdhtrustlaw.corn

PR COURT DATE: 06/27/2025.

ESTATE ADDRESS: 2300 I St

ESTIMATED VALUE: 547100

ESTATE CITY: Sacramento, CA, 95816

ESTIMATED BALANCE: N

[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: 7/9/25

DECEASED NAME: Michael Victor Duell

PR NAME: Lysa King

FILE #: 25PR002301

PR ADDRESS: 2805 La Quinta Dr Apt 509, Sacramento, CA, 95826

ATTORNEY NAME: Lysa King

PR TYPE: Administrator

PR PHONE #: 916-370-9951

ATTORNEY PHONE #:

PR EMAIL: lakjones1971@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 87 Bainbrook St

ESTIMATED VALUE: 193900

ESTATE CITY: Sacramento, CA, 95828

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/9/25

DECEASED NAME: Ephraim Williams

PR NAME: Gwendolyn Williams

FILE #: 25PR002309

PR ADDRESS: 5801 Mark Twain Avenue, Sacramento, CA, 95820

ATTORNEY NAME: Jon D Lydell

PR TYPE: Executor **PR PHONE #:** 916-317-1959

ATTORNEY PHONE #: 166877

PR EMAIL:

ATTORNEY EMAIL: jon@.lawace.com

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 4425 58Th St

ESTIMATED VALUE: 417500

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE: N

[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 NAME: Jon D Lydell

PR TYPE: Executor **PR PHONE #:** 916-317-1959

ATTORNEY PHONE #: 166877

PR EMAIL:

ATTORNEY EMAIL: jon@.lawace.com

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 5831 40Th St

ESTIMATED VALUE: 454000

ESTATE CITY: Sacramento, CA, 95824

ESTIMATED BALANCE: N

[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: 7/9/25

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PR NAME: Gwendolyn Williams

FILE #: 25PR002309

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ATTORNEY NAME: Jon D Lydell

PR TYPE: Executor **PR PHONE #:** 916-317-1959

ATTORNEY PHONE #: 166877

PR EMAIL:

ATTORNEY EMAIL: jon@.lawace.com

PR COURT DATE: 07/09/2025.

ESTATE ADDRESS: 6110 Wycliffe Way

ESTIMATED VALUE: 835500

ESTATE CITY: Sacramento, CA, 95831

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/9/25

DECEASED NAME: Manuel J Gonzalez

PR NAME: David James

FILE #: 25PR002310

PR ADDRESS: 20201 Schoolcraft St, Winnetka, CA, 91306

ATTORNEY NAME: Michaeline K Roche

PR TYPE: Administrator

PR PHONE #: 818-822-2291

ATTORNEY PHONE #: 186905

PR EMAIL: jamesfamily1995@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 5241 59Th St

ESTIMATED VALUE: 413500

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/15/25

DECEASED NAME: Bernardo Johnny-Rey Raquel

PR NAME: Joseph Raquel

FILE #: 25PR002369

PR ADDRESS: 19522 Avenida Del Campo, Walnut, CA, 91789

ATTORNEY NAME: Marlene Sanborn

PR TYPE: Administrator

PR PHONE #: 310-938-7646

ATTORNEY PHONE #: 196875

PR EMAIL: jraquel@execpc.com

ATTORNEY EMAIL: Marlene@SanbornLaw.com

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 9282 Rising Creek Way

ESTIMATED VALUE: 535600

ESTATE CITY: Elk Grove, CA, 95624

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/15/25

DECEASED NAME: Michael Faulkner

PR NAME: Lishia Rahman-Fulkner

FILE #: 25PR002376

PR ADDRESS: 5216 Dipper Way, Elk Grove, CA, 95758

ATTORNEY NAME: Lishia Rahman-Fulkner

PR TYPE: Administrator

PR PHONE #: 916-410-2204

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 5216 Dipper Way

ESTIMATED VALUE: 567200

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/15/25

DECEASED NAME: Willard Leo Anderson Jr

PR NAME: Robert Anderson

FILE #: 25PR002380

PR ADDRESS: 4409 Bishop Way, Sacramento, CA, 95842

ATTORNEY NAME: Christine James

PR TYPE: Executor **PR PHONE #:** 916-201-8066

ATTORNEY PHONE #: 204048

PR EMAIL: anderson2568@gmail.com

ATTORNEY EMAIL: rubylaw@msn..Com

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 4409 Bishop Way

ESTIMATED VALUE: 399900

ESTATE CITY: Sacramento, CA, 95842

ESTIMATED BALANCE: N

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/16/25

DECEASED NAME: Helen Ann Fellowes

PR NAME: Niamh Ann Fellowes

FILE #: 25PR002396

PR ADDRESS: 5103 Griffin Oaks Lane, Sacramento, CA, 95841

ATTORNEY NAME: Jonathan G Stein

PR TYPE: Administrator

PR PHONE #: 916-549-4370

ATTORNEY PHONE #: 224609

PR EMAIL: neveannfellowes@gmail.com

ATTORNEY EMAIL: jonathan@jonathangstein.com

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 7951 Parmis Ct

ESTIMATED VALUE: 569000

ESTATE CITY: Citrus Heights, CA, 95610

ESTIMATED BALANCE: N

[Ring... Ring...]

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DATE: 7/15/25

DECEASED NAME: Jean Weirick

PR NAME: Barbara Weirick

FILE #: P25-01244

PR ADDRESS: 16 Chapparral Pl, Orinda, CA, 94563

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-254-5325

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 1441 Skycrest Dr Apt 3

ESTIMATED VALUE: 449400

ESTATE CITY: Walnut Creek, CA, 94595

ESTIMATED BALANCE: N

[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.

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: 7/10/25

DECEASED NAME: Lisa Moffett

PR NAME: Miranda Moffett

FILE #: P25-01226

PR ADDRESS: 5264 Sunset Dr, El Sobrante, CA, 94803

ATTORNEY NAME: Howard E Kane

PR TYPE: Administrator

PR PHONE #: 510-691-9507

ATTORNEY PHONE #: 151711

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 5264 Sunset Dr

ESTIMATED VALUE: 742500

ESTATE CITY: El Sobrante, CA, 94803

ESTIMATED BALANCE: N

[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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PROBATE TRACKING SHEET



DATE: 7/14/25

DECEASED NAME: Marlene J Santilli

PR NAME: Rene Vazquez

FILE #: 25PR130490

PR ADDRESS: 224 Owl Ct, Fremont, CA, 94539

ATTORNEY NAME: Jodi Dyan Phillips-Coleman

PR TYPE: Executor **PR PHONE #:** 650-421-6979

ATTORNEY PHONE #: 300136

PR EMAIL: revazque@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 224 Owl Ct

ESTIMATED VALUE: 787399

ESTATE CITY: Fremont, CA, 94539

ESTIMATED BALANCE: Not Avilible

[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: 7/11/25

DECEASED NAME: Teresa A Smith

PR NAME: Kurtis Smith

FILE #: 25PR130309

PR ADDRESS: 3900 Harrison St Unit 206, Oakland, CA, 94611

ATTORNEY NAME: Leighton A Burrey

PR TYPE: Administrator

PR PHONE #: 510-206-7616

ATTORNEY PHONE #: 302950

PR EMAIL: bajaj@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 2733 Sacramento St

ESTIMATED VALUE: 436591

ESTATE CITY: Berkeley, CA, 94702

ESTIMATED BALANCE: Not Availible

[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: 7/11/25

DECEASED NAME: Lilia Q Garibay

PR NAME: Lillian Vasquez-Garibay

FILE #: 25PR130303

PR ADDRESS: 2000 De Anza Ln, Hercules, CA, 94547

ATTORNEY NAME: Leighton A Burrey

PR TYPE: Administrator

PR PHONE #: 510-504-5623

ATTORNEY PHONE #: 302950

PR EMAIL: lvsq18@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/11/2025.

ESTATE ADDRESS: 793 Wrin Ave

ESTIMATED VALUE: 265843

ESTATE CITY: San Leandro, CA, 94577

ESTIMATED BALANCE: Not Avilible

[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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