

PROBATE TRACKING SHEET



DATE: 6/17/25

DECEASED NAME: Kathleen Ann Sewell-Lovelady

PR NAME: Ruth Lovelady

FILE #: 25PR126820

PR ADDRESS: 1051 Harrison St, San Leandro, CA, 94577

ATTORNEY NAME: Clifford R Lancaster

PR TYPE: Executor **PR PHONE #:** 510-881-3053

ATTORNEY PHONE #: 71587

PR EMAIL: ruth.icw@att.net

ATTORNEY EMAIL: lawoffice1826@yahoo.com

PR COURT DATE:

ESTATE ADDRESS: 16138 Via Catherine

ESTIMATED VALUE:

ESTATE CITY: San Lorenzo, CA, 94580

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: 6/16/25

DECEASED NAME: George Albert Smith

PR NAME: Shirley Whitehead

FILE #: 25PR126689

PR ADDRESS: 4120 Sweetwater Dr, San Leandro, CA, 94578

ATTORNEY NAME: Kelly M Metters

PR TYPE: Administrator

PR PHONE #: 510-472-4229

ATTORNEY PHONE #: 256730

PR EMAIL: shirley8whitehead@gmail.com

ATTORNEY EMAIL:

PR COURT DATE:.

ESTATE ADDRESS: 836 Aileen St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94608

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: Nancie Zamora Grogan

PR NAME: Lori Nolasco

FILE #: 25PR122608

PR ADDRESS: 27790 Camino Real, Shingletown, CA, 96088

ATTORNEY NAME: Patricia A Scott

PR TYPE: Executor **PR PHONE #:** 707-592-3105

ATTORNEY PHONE #: 138845

PR EMAIL: lln97sdv@yahoo.com

ATTORNEY EMAIL: patricia@patriciascottlaw.com

PR COURT DATE:

ESTATE ADDRESS: 20024 Leroy Dr

ESTIMATED VALUE:

ESTATE CITY: Castro Valley, CA, 94546

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: 6/16/25

DECEASED NAME: Tammy Kuhlmann

PR NAME: Stacy Maguire

FILE #: 25PR126691

PR ADDRESS: 2316 Abbotsford Pl, El Dorado Hills, CA, 95762

ATTORNEY NAME: Teresa Green

PR TYPE: Administrator

PR PHONE #: 408-718-7379

ATTORNEY PHONE #: 219450

PR EMAIL: stacy.hobbs@yahoo.com

ATTORNEY EMAIL: tg@campbellgreenlaw.com

PR COURT DATE:.

ESTATE ADDRESS: 5830 Hafner Way

ESTIMATED VALUE:

ESTATE CITY: Newark, CA, 94560

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: 5/16/25

DECEASED NAME: Leilani M Cardera

PR NAME: Daniel Cardera

FILE #: 25PR122758

PR ADDRESS: 115 Erie Pl, Hayward, CA, 94544

ATTORNEY NAME: Timothy James Gavin

PR TYPE: Administrator

PR PHONE #: 510-999-0081

ATTORNEY PHONE #: 181976

PR EMAIL: dcardera@yahoo.com

ATTORNEY EMAIL: tim@gavin-law.com

PR COURT DATE:.

ESTATE ADDRESS: 2452 Oliver Dr

ESTIMATED VALUE:

ESTATE CITY: Hayward, CA, 94545

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: 06/06/2025

DECEASED NAME: Marc Alan Torres

PR NAME: Derrick Allen Torres

FILE #: S-PR-0013617

PR ADDRESS: 100 Diamond Peak Drive, Folsom, CA, 95630

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-500-9959

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE:.

ESTATE ADDRESS: 6471 Wisp Ct

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?

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PROBATE TRACKING SHEET



DATE: 06/03/2025

DECEASED NAME: Paul P Gladfelty

PR NAME: Candance Gladfelty

FILE #: S-PR-0013613
95650

PR ADDRESS: 5585 E Saint Francis Cir Unit D, Loomis, CA,

ATTORNEY NAME: Garin D Clyma

PR TYPE: Executor **PR PHONE #:** 916-397-8987

ATTORNEY PHONE #: 294821

PR EMAIL: obgladfelty@hotmail.com

ATTORNEY EMAIL: gclyma@gibbonsandclyma.com

PR COURT DATE:

ESTATE ADDRESS: 5585 E Saint Francis Cir

ESTIMATED VALUE:

ESTATE CITY: Loomis, CA, 95650

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: 06/12/2025

DECEASED NAME: Waltraud Margie Tarbell

PR NAME: Ulla Steingruber

FILE #: S-PR-0013608

PR ADDRESS: 37540 Mattole Road, Petrolia, CA, 95558

ATTORNEY NAME: Soohyun King

PR TYPE: Executor **PR PHONE #:** 707-273-2920

ATTORNEY PHONE #: 261777

PR EMAIL:

ATTORNEY EMAIL: sking@sacbusinesslaw.com

PR COURT DATE:

ESTATE ADDRESS: 1025 Charleston Cir

ESTIMATED VALUE:

ESTATE CITY: Roseville, CA, 95661

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: 06/16/2025

DECEASED NAME: Vaughn Wolff

PR NAME: Ryan Andersen

FILE #: 25PR002051

PR ADDRESS: 1100 Corporate Way Suite 100, Sacramento, CA, 95831

ATTORNEY NAME: Dylan P Hyatt

PR TYPE: Administrator

PR PHONE #: 916-235-3777

ATTORNEY PHONE #: 278125

PR EMAIL:

ATTORNEY EMAIL: dhyatt@hassellandhyatt.com

PR COURT DATE:

ESTATE ADDRESS: 6265 Grangers Dairy Dr

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95831

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: 06/16/2025

DECEASED NAME: Vi Tri Lieu

PR NAME: Chai Saechao

FILE #: 25PR002039

PR ADDRESS: 8377 Foppiano Way, Sacramento, CA, 95829

ATTORNEY NAME: Eric Giersch

PR TYPE: Administrator

PR PHONE #: 916-479-1283

ATTORNEY PHONE #: 331947

PR EMAIL:

ATTORNEY EMAIL: egiersch@huberfox.com

PR COURT DATE:

ESTATE ADDRESS: 8377 Foppiano Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95829

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: 06/17/2025

DECEASED NAME: David Weeks

PR NAME: John F Riva Jr

FILE #: 25PR002070

PR ADDRESS: 5433 Royal Yacht Way, Las Vegas, NV, 89031

ATTORNEY NAME: Mark Saakian

PR TYPE: Ad **PR PHONE #:** 702 561-5487

ATTORNEY PHONE #: 315902

PR EMAIL:

ATTORNEY EMAIL: mark@civilitylaw.com

PR COURT DATE:

ESTATE ADDRESS: 4317 Dennis Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/18/25

DECEASED NAME: Lyda Elizabeth Hilbert

PR NAME: Danielle Hilbert Backer

FILE #: 25PR00711

PR ADDRESS: 1940 21St Avenue Ct, Greeley, CO, 80631

ATTORNEY NAME:

PR TYPE: Ad **PR PHONE #:** 619-368-3680

ATTORNEY PHONE #:

PR EMAIL: vwdee@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE:.

ESTATE ADDRESS: 1916 E Haven Dr

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95404

ESTIMATED BALANCE:

[Ring... Ring...]

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