

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 #: 530-320-5570

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.

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.

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: 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 #:** 209-470-3033

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 #:** 209-200-0961

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: 09/03/2025

DECEASED NAME: Michelle A Brooks

PR NAME: Malm Fagundes Llp

FILE #: STK-PR-TRK-2025-0001335

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 1221 S Jack Tone Rd

ESTIMATED VALUE: 772500

ESTATE CITY: Ripon, CA, 95366

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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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...]

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Steven Frank Berg

PR NAME: Angela Berg-Dallara

FILE #: 25PR01003

PR ADDRESS:,,,

ATTORNEY NAME: Ryan August Henderson

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 257487

PR EMAIL:

ATTORNEY EMAIL: ryan@weltyweaver.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1225 Matanzas Way

ESTIMATED VALUE: 545200

ESTATE CITY: Santa Rosa, CA, 95405

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Carl Osterholm

PR NAME: Amy Osterholm

FILE #: P25-01534

PR ADDRESS:,,,

ATTORNEY NAME: Kathleen Hunt

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 1210 Kendall Ct

ESTIMATED VALUE: 930700

ESTATE CITY: Walnut Creek, CA, 94595

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: 09/02/2025

DECEASED NAME: Thomas Givens

PR NAME: Gretchen Givens

FILE #: P25-01545

PR ADDRESS: 3546 Shawna Dr, Medford, OR, 97504

ATTORNEY NAME: Ronald K Mullin

PR TYPE: Spousal Property Petition-Efile **PR PHONE #:** 925-765-1340

ATTORNEY PHONE #: 84231

PR EMAIL: tomandgretchen@aol.com

ATTORNEY EMAIL: ronald@MullinLaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1404 Stonecreek Ct

ESTIMATED VALUE: 1118000

ESTATE CITY: Martinez, CA, 94553

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Mahdokht Salili

PR NAME: Seyed F Oliai

FILE #: P25-01547

PR ADDRESS:,,,

ATTORNEY NAME: Alexandra M Ayoub

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 105 San Tomas Ct

ESTIMATED VALUE: 642800

ESTATE CITY: San Pablo, CA, 94806

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Stanley Boersma

PR NAME: Geurtje Boersma

FILE #: P25-01551

PR ADDRESS: 25 Camino Monte Sol, Alamo, CA, 94507

ATTORNEY NAME: Ryan W Lockhart

PR TYPE: Spousal Property Petition-Efile **PR PHONE #:** 925-963-6716

ATTORNEY PHONE #: 271457

PR EMAIL: geurtje@cubixcc.com

ATTORNEY EMAIL: ryan@lockhartlegacylaw.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 25 Camino Monte Sol

ESTIMATED VALUE: 5688800

ESTATE CITY: Alamo, CA, 94507

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/21/2025

DECEASED NAME: Marcel Guilbault

PR NAME: Sally Ann Wong

FILE #: 25PR200706

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Spousal Property Petition **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 146 Incense Ter

ESTIMATED VALUE: 3017675

ESTATE CITY: Sunnyvale, CA, 94086

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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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 #: 916-792-7348

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...]

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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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

Any TCPA Violation(s) falls directly on the individual agent.

PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Gordon Jones Jones

PR NAME: Justin A Jones

FILE #: 25PR002942

PR ADDRESS: 9447 Crystal Shore Ln, Elk Grove, CA, 96768

ATTORNEY NAME: Craig A Harris
916-955-0627

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #:

ATTORNEY PHONE #: 306637

PR EMAIL: jaj5@hotmail.com

ATTORNEY EMAIL: CHARRIS DHTRUSTLAW.COM

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 6178 Puerto Dr

ESTIMATED VALUE: 695600

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?

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]

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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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Willis James Collick

PR NAME: Gertie Collick

FILE #: 25PR002946

PR ADDRESS: 7125 Larchmont Dr, North Highlands, CA, 95660

ATTORNEY NAME: Vanessa Amador
916-349-6181

PR TYPE: Spousal Or Domestic Partner Property Petition **PR PHONE #:**

ATTORNEY PHONE #: 313407

PR EMAIL: perttygertcollick@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 7125 Larchmont Dr

ESTIMATED VALUE: 374500

ESTATE CITY: North Highlands, CA, 95660

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: 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 #: 916-238-8998

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: 08/28/2025

DECEASED NAME: Manouchehr Eshraghi

PR NAME: Anita Eshraghi

FILE #: 25PR002961

PR ADDRESS: 288 Montego Ky, Novato, CA, 94949

ATTORNEY NAME: Paul Grow
415-999-1613

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #:

ATTORNEY PHONE #: 360854

PR EMAIL: anita.eshraghi@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 8060 Sunset Ave

ESTIMATED VALUE: 461000

ESTATE CITY: Fair Oaks, CA, 95628

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: 08/29/2025

DECEASED NAME: Anthony Earl Stokes

PR NAME: Lolita R Bonney

FILE #: 25PR002965

PR ADDRESS: 8325 Almadine Drive, Sacramento, CA, 95829

ATTORNEY NAME: Theresa Carter Geoffroy

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 916-806-4511

ATTORNEY PHONE #: 199815

PR EMAIL: daintytoes2@msn.com

ATTORNEY EMAIL: theresa@geoffroylaMLcom

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 10852 Paiute Way

ESTIMATED VALUE: 369500

ESTATE CITY: Rancho Murieta, 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: 08/29/2025

DECEASED NAME: Suzanne S Lowry

PR NAME: Shari Pratt

FILE #: 25PR002966

PR ADDRESS: 158 First St, Woodland, CA, 95695

ATTORNEY NAME:

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 530-219-1568

ATTORNEY PHONE #:

PR EMAIL: spboomer@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 3015 Kinglet Way

ESTIMATED VALUE: 476800

ESTATE CITY: Antelope, CA, 95843

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: 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 #: 530-564-8295

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?

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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 #: 530-210-6172

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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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 #: 916-296-8759

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 #:** 669-213-3781

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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[Be Sure You Check the DNC List]

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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 #: 510-850-0171

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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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?

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: 09/04/2025

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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[Be Sure You Check the DNC List]

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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: 09/04/2025

DECEASED NAME: James H Burton

PR NAME:

FILE #: PR-25-000962

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 1665 Lois Way

ESTIMATED VALUE: 341700

ESTATE CITY: Ceres, CA, 95307

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: 08/26/2025

DECEASED NAME: Marti Walter Ackerman

PR NAME: Diana Puspita Ackerman

FILE #: 25-PRO-01174

PR ADDRESS: 5 Binnacle Ln, Foster City, CA, 94404

ATTORNEY NAME: Kevin A Taheny
540-294-9169

PR TYPE: Other Probate With At Least One Hearing

PR PHONE #:

ATTORNEY PHONE #: 88146

PR EMAIL: itackerman@yahoo.com

ATTORNEY EMAIL: Taheny@lawkat.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 5 Binnacle Ln

ESTIMATED VALUE: 1595100

ESTATE CITY: San Mateo, CA, 94404

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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COLD CALL SCRIPT

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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 #:** 650-931-2596

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: Tammy DePaoli

PR NAME: Piero J De Paoli

FILE #: 25-PRO-01190

PR ADDRESS: 293 Piedmont Ave, Pacifica, CA, 94044

ATTORNEY NAME:

PR TYPE: Other Probate With At Least One Hearing

PR PHONE #: 415-203-5991

ATTORNEY PHONE #:

PR EMAIL: pdepaoli@centurytel.net

ATTORNEY EMAIL:

PR COURT DATE: 06/29/2025.

ESTATE ADDRESS: 293 Piedmont Ave

ESTIMATED VALUE: 1996500

ESTATE CITY: Pacifica, CA, 94044

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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