

PROBATE TRACKING SHEET



DATE: 08/27/2025

DECEASED NAME: William B Netherby

PR NAME: Lisa Mcmenomy

FILE #: 25PR00980

PR ADDRESS: Po Box 295, Grass Valley, CA, 95945

ATTORNEY NAME: Mckenna B Koepke

PR TYPE: Administrator

PR PHONE #: 925-642-4542

ATTORNEY PHONE #: 347992

PR EMAIL: twoducks1991@yahoo.com

ATTORNEY EMAIL: mckenna@blackstockbarsell.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 295 Los Santos Dr

ESTIMATED VALUE: 1138900

ESTATE CITY: Bodega Bay, CA, 94923

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?

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: 08/27/2025

DECEASED NAME: Mark Raymond Greenberg

PR NAME: Allen S Greenberg

FILE #: 25PR00982

PR ADDRESS: 611 Jackson St, Falls Church, VA, 22046

ATTORNEY NAME: Paula Stefanie Hall

PR TYPE: Administrator

PR PHONE #: 202-905-4629

ATTORNEY PHONE #: 196134

PR EMAIL: allengreenberg@cs.com

ATTORNEY EMAIL: paula@paulahallattorney.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 1919 Spinnaker Pl

ESTIMATED VALUE: 477500

ESTATE CITY: Santa Rosa, CA, 95403

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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PR NAME: Allen S Greenberg

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ATTORNEY NAME: Paula Stefanie Hall

PR TYPE: Administrator

PR PHONE #: 202-905-4629

ATTORNEY PHONE #: 196134

PR EMAIL: allengreenberg@cs.com

ATTORNEY EMAIL: paula@paulahallattorney.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 2820 Village Side Dr

ESTIMATED VALUE: 477500

ESTATE CITY: Santa Rosa, CA, 95405

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: 08/21/2025

DECEASED NAME: Carol Ann Huffman

PR NAME: Melony Ann White

FILE #: 25PR00945

PR ADDRESS: 1928 N Reserve Pkwy, Washington, UT, 84780

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 707-326-2827

ATTORNEY PHONE #:

PR EMAIL: flamente@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 2922 Fulton Rd

ESTIMATED VALUE: 897500

ESTATE CITY: Fulton, CA, 95439

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Fred Saltzman

PR NAME: Freya Saltzman

FILE #: STK-PR-EST-2025-0001301

PR ADDRESS: 10615 Sandberg Ln, Stockton, CA, 95209

ATTORNEY NAME: Grace S Johnson

PR TYPE: Probate Estates **PR PHONE #:** 209-712-5605

ATTORNEY PHONE #: 303607

PR EMAIL:

ATTORNEY EMAIL: grace@smithnandjohnsonlaw.com

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 7 W Loretta Ave

ESTIMATED VALUE: 365000

ESTATE CITY: Stockton, CA, 95207

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: 08/11/2025

DECEASED NAME: Ramona Rivera

PR NAME: Hilario Danny Rivera Jr

FILE #: STK-PR-EST-2025-0001309

PR ADDRESS: 1133 E Flora St, Stockton, CA, 95205

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-922-4114

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 1133 E Flora St

ESTIMATED VALUE: 279300

ESTATE CITY: Stockton, CA, 95205

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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PR NAME: Hilario Danny Rivera Jr

FILE #: STK-PR-EST-2025-0001309

PR ADDRESS: 1133 E Flora St, Stockton, CA, 95205

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-922-4114

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 1135 E Flora St

ESTIMATED VALUE: 274300

ESTATE CITY: Stockton, CA, 95205

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: 08/11/2025

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PR NAME: Hilario Danny Rivera Jr

FILE #: STK-PR-EST-2025-0001309

PR ADDRESS: 1133 E Flora St, Stockton, CA, 95205

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-922-4114

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 22 N Airport Way

ESTIMATED VALUE: 258400

ESTATE CITY: Stockton, CA, 95205

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/12/2025

DECEASED NAME: Lydia Kalebjian

PR NAME: David Castellanos

FILE #: STK-PR-EST-2025-0001310
94546

PR ADDRESS: 18623 Capricorn Ct, Castro Valley, CA,

ATTORNEY NAME: Daniela Lungu

PR TYPE: Probate Estates **PR PHONE #:** 510-861-0295

ATTORNEY PHONE #: 220913

PR EMAIL:

ATTORNEY EMAIL: lungu@lungulaw.com

PR COURT DATE: 08/12/2025.

ESTATE ADDRESS: 947 Doak Blvd

ESTIMATED VALUE: 877800

ESTATE CITY: Ripon, CA, 95366

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: Kenneth David Vargus

PR NAME: James Anthony Vargus

FILE #: 25PR139258

PR ADDRESS: 36607 Mulberry St, Newark, CA, 94560

ATTORNEY NAME: Monica G Rodriguez

PR TYPE: Administrator

PR PHONE #: 510-493-3564

ATTORNEY PHONE #: 339265

PR EMAIL:

ATTORNEY EMAIL: Monicagrod@yahoo.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 36607 Mulberry St

ESTIMATED VALUE: 881300

ESTATE CITY: Newark, CA, 94560

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 08/27/2025

DECEASED NAME: Jahan Zeb Khan

PR NAME: Alam Zeb Khan

FILE #: 25PR139040

PR ADDRESS: 4551 Cabello St, Union City, CA, 94587

ATTORNEY NAME: Christopher Aria

PR TYPE: Administrator

PR PHONE #: 510-304-8193

ATTORNEY PHONE #: 329226

PR EMAIL: hafsahmahmood@yahoo.com

ATTORNEY EMAIL: chris@patriciascottlaw.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 4110 Aquarius Cir

ESTIMATED VALUE: 752600

ESTATE CITY: Union City, CA, 94587

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/26/2025

DECEASED NAME: Creola Mitchell

PR NAME: Sonia Mitchell- Price

FILE #: 25PR139003

PR ADDRESS: 2862 Southwind Ln, Dublin, CA, 94568

ATTORNEY NAME: Natasha B Oden

PR TYPE: Administrator

PR PHONE #: 925-413-4614

ATTORNEY PHONE #: 191457

PR EMAIL: redsoniared@aol.com

ATTORNEY EMAIL: natashaoden@gmail.com

PR COURT DATE: 08/12/2025.

ESTATE ADDRESS: 5051 Northampton Ct

ESTIMATED VALUE: 1436400

ESTATE CITY: Newark, CA, 94560

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/26/2025

DECEASED NAME: Estrella Sardalla Dingcong

PR NAME: Jessie Magat

FILE #: 25PR138868

PR ADDRESS: 34941 Wharf Terrace, Fremont, CA, 94555

ATTORNEY NAME: Wendy L Wayne

PR TYPE: Administrator

PR PHONE #: 510-909-5588

ATTORNEY PHONE #: 183996

PR EMAIL: jessie_magat@yahoo.com

ATTORNEY EMAIL: wendyw@gkfremontlaw.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 27547 Bahama Ave

ESTIMATED VALUE: 833800

ESTATE CITY: Hayward, CA, 94545

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/25/2025

DECEASED NAME: Jose Don Reyes Lucero

PR NAME: Christine Lucero

FILE #: 25PR138702

PR ADDRESS: 15354 Dewey St, San Leandro, CA, 94579

ATTORNEY NAME: Patricia Scott

PR TYPE: Administrator

PR PHONE #: 510-333-1485

ATTORNEY PHONE #: 138845

PR EMAIL: christine_lucero@yahoo.com

ATTORNEY EMAIL: patricia@patriciascottlaw.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 15354 Dewey St

ESTIMATED VALUE: 790600

ESTATE CITY: San Leandro, CA, 94579

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: 08/22/2025

DECEASED NAME: Helen Marie Gomes

PR NAME: Brian E Gomes

FILE #: 25PR138207

PR ADDRESS: 2527 Cooper Cir, Livermore, CA, 94550

ATTORNEY NAME: Bobby Lydon-Lam

PR TYPE: Executor **PR PHONE #:** 925-487-0292

ATTORNEY PHONE #: 314630

PR EMAIL: princessamanda14@hotmail.com

ATTORNEY EMAIL: b.lam@connieyilaw.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 2178 Inverness Ct

ESTIMATED VALUE: 1269300

ESTATE CITY: Pleasanton, CA, 94588

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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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: 08/18/2025

DECEASED NAME: Winzell Watson

PR NAME: Wendell Watson

FILE #: 25PR137060

PR ADDRESS: 2936 14Th Ave #107, Oakland, CA, 94606

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-759-2018

ATTORNEY PHONE #:

PR EMAIL: alderleanwatson@comcast.net

ATTORNEY EMAIL:

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 3140 Mabel St

ESTIMATED VALUE: 591900

ESTATE CITY: Berkeley, CA, 94702

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?

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: 08/20/2025

DECEASED NAME: Sheila Gannon Linn

PR NAME: Lara Fuller

FILE #: 25-PRO-01139
92101

PR ADDRESS: 655 West Broadway Suite 1600, San Diego, CA,

ATTORNEY NAME: Alexis Bastedo

PR TYPE: Executor **PR PHONE #:** 619-219-5335

ATTORNEY PHONE #: 249183

PR EMAIL:

ATTORNEY EMAIL: abastedo@buchalter.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 1104 Rosedale Ave

ESTIMATED VALUE: 2035700

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Anna Taesoon Kirk

PR NAME: Derek Kirk

FILE #: 25-PRO-01150

PR ADDRESS: 4296 Striker Pl, Middleburg, FL, 32068

ATTORNEY NAME: Leticia G Toledo

PR TYPE: NA **PR PHONE #:** 904-742-7777

ATTORNEY PHONE #: 139914

PR EMAIL: dontnevergiveup@aol.com

ATTORNEY EMAIL: ltoledot@arcr.com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 1536 Valdez Way

ESTIMATED VALUE: 1068900

ESTATE CITY: Pacifica, CA, 94044

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: 08/22/2025

DECEASED NAME: Carol J Rushbrook

PR NAME: Mark J O'Brien

FILE #: 25-PRO-01169

PR ADDRESS: 661 Coleman Ave, Menlo Park, CA, 94025

ATTORNEY NAME: Peter S Stern

PR TYPE: NA **PR PHONE #:** 650-327-0450

ATTORNEY PHONE #: 100306

PR EMAIL:

ATTORNEY EMAIL: Peter@Petersternlaw.Com

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 661 Coleman Ave

ESTIMATED VALUE: 2393600

ESTATE CITY: Menlo Park, CA, 94025

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

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Bessie M Ricketts

PR NAME: Arthur Lee Howard

FILE #: 25-PRO-01170

PR ADDRESS: 935 Falcon Dr, Vallejo, CA, 94589

ATTORNEY NAME: Robert L Ferris

PR TYPE: NA **PR PHONE #:** 650-488-0431

ATTORNEY PHONE #: 271750

PR EMAIL:

ATTORNEY EMAIL: kpatel@mcdlawyers.net

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 1219 Skyline Dr

ESTIMATED VALUE: 1004000

ESTATE CITY: Daly City, CA, 94015

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: 08/26/2025

DECEASED NAME: Winfred Wayne Davis

PR NAME: Aaron Davis

FILE #: PR-25-000926

PR ADDRESS: 110 Meadow Ln, Miles City, MT, 59301

ATTORNEY NAME: Benjamin D Rowe

PR TYPE: NA **PR PHONE #:** 209-581-7406

ATTORNEY PHONE #: 258253

PR EMAIL: tannya7radke@yahoo.com

ATTORNEY EMAIL: browe@rowelawoffices.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 633 Josilane

ESTIMATED VALUE: 338700

ESTATE CITY: Modesto, CA, 95351

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: Anita Early

PR NAME: Abigail Marks

FILE #: PR-25-000945

PR ADDRESS: 1055 Escalon Ave #206, Sunnyvale, CA, 94085

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 209-559-8083

ATTORNEY PHONE #:

PR EMAIL: abigailearly@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 1100 Valente Ct

ESTIMATED VALUE: 381200

ESTATE CITY: Modesto, CA, 95351

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: Emily Theresa Harris Simon

PR NAME: Kenneth B Simon

FILE #: PR-25-000932

PR ADDRESS: 424 Fernwood Dr, Jackson, MS, 39206

ATTORNEY NAME: Kulwinder K Bains

PR TYPE: NA **PR PHONE #:** 601-201-3643

ATTORNEY PHONE #: 206499

PR EMAIL: blizzdacat@aol.com

ATTORNEY EMAIL: kenea@kbainslaw.com

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 6425 S Prairie Flower Rd

ESTIMATED VALUE: 625000

ESTATE CITY: Turlock, CA, 95380

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: 08/25/2025

DECEASED NAME: Donald J Smith

PR NAME: Stephen H Smith

FILE #: PR-25-000921

PR ADDRESS: 2015 Independence Dr, Turlock, CA, 95382

ATTORNEY NAME: Richard K Frampton

PR TYPE: NA **PR PHONE #:**

ATTORNEY PHONE #: 65831

PR EMAIL: simatcra16@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 1661 California Ave

ESTIMATED VALUE: 852000

ESTATE CITY: Turlock, CA, 95380

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/22/2025

DECEASED NAME: Alejandro Vasquez Molina

PR NAME: Gerardo Molina

FILE #: P25-01493

PR ADDRESS: 77 E Trident Dr, Pittsburg, CA, 94565

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 925-352-3772

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/22/2025.

ESTATE ADDRESS: 77 E Trident Dr

ESTIMATED VALUE: 458700

ESTATE CITY: Pittsburg, CA, 94565

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: 08/25/2025

DECEASED NAME: Joseph Huang

PR NAME: Becky Ho Huang

FILE #: P25-01501

PR ADDRESS: 2191 Myrtle Beach Ln, Danville, CA, 94526

ATTORNEY NAME: Mckenna B Koepke

PR TYPE: Spousal Property Petition-Efile **PR PHONE #:** 626-232-9093

ATTORNEY PHONE #: 347992

PR EMAIL:

ATTORNEY EMAIL: mckenna@blackstockbarsell.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 204 Cypress Hills Ct

ESTIMATED VALUE: 2243900

ESTATE CITY: Danville, CA, 94526

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: 08/25/2025

DECEASED NAME: Joseph Huang

PR NAME: Becky Ho Huang

FILE #: P25-01501

PR ADDRESS: 2191 Myrtle Beach Ln, Danville, CA, 94526

ATTORNEY NAME: Mckenna B Koepke

PR TYPE: Spousal Property Petition-Efile **PR PHONE #:** 626-232-9093

ATTORNEY PHONE #: 347992

PR EMAIL:

ATTORNEY EMAIL: mckenna@blackstockbarsell.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 2191 Myrtle Beach Ln

ESTIMATED VALUE: 1216900

ESTATE CITY: Danville, CA, 94526

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: 08/25/2025

DECEASED NAME: John Wroblewski

PR NAME: Kellie Hayes

FILE #: P25-01504

PR ADDRESS: Po Box 2449, Livermore, CA, 94551

ATTORNEY NAME: Douglas W Housman

PR TYPE: Executor **PR PHONE #:** 925-548-0205

ATTORNEY PHONE #: 271252

PR EMAIL: kah1216@yahoo.com

ATTORNEY EMAIL: dhousman@lawofficesofcch.com

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 1408 Carmelita Ct

ESTIMATED VALUE: 599000

ESTATE CITY: Concord, CA, 94520

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: John Harvey

PR NAME: Jorden A Harvey

FILE #: P25-01516

PR ADDRESS: 2962 Aldrich Ct, Antioch, CA, 94509

ATTORNEY NAME: Rita M Lingwood

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 214145

PR EMAIL:

ATTORNEY EMAIL: ritalingwood@yahoo.com

PR COURT DATE: 08/26/2025.

ESTATE ADDRESS: 2962 Aldrich Ct

ESTIMATED VALUE: 750600

ESTATE CITY: Antioch, CA, 94509

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: Rose Marie Gutierrez

PR NAME: Xavier Gutierrez

FILE #: P25-01518

PR ADDRESS: 1138 Cornell Ave, Albany, CA, 94706

ATTORNEY NAME: Elizabeth C A Johnson

PR TYPE: Administrator

PR PHONE #: 510-334-3104

ATTORNEY PHONE #: 210069

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/27/2025.

ESTATE ADDRESS: 1419 San Joaquin St

ESTIMATED VALUE: 499700

ESTATE CITY: Richmond, CA, 94804

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?

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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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: 08/25/2025

DECEASED NAME: Terry H Neeley li

PR NAME: Angela Neeley

FILE #: 25PR002874

PR ADDRESS: 6521 Adobe Cir, Irvine, CA, 92617

ATTORNEY NAME:

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 916-541-8201

ATTORNEY PHONE #:

PR EMAIL: angieneeley1@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/17/2025.

ESTATE ADDRESS: 8404 Sunrise Woods Way

ESTIMATED VALUE: 459600

ESTATE CITY: Sacramento, CA, 95828

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: 08/25/2025

DECEASED NAME: Mark Grant

PR NAME: Marcella Grant

FILE #: 25PR002885

PR ADDRESS: 7448 53Rd Avenue, Sacramento, CA, 95828

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-708-1840

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/25/2025.

ESTATE ADDRESS: 909 Regatta Dr

ESTIMATED VALUE: 429300

ESTATE CITY: Sacramento, CA, 95833

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: 08/25/2025

DECEASED NAME: Frank Adrian Marquez

PR NAME: Nicole Marquez-Baker

FILE #: 25PR002891

PR ADDRESS: 10709 Cotter St, Oakland, CA, 94605

ATTORNEY NAME:

PR TYPE: Petition To Determine Succession To Real Property

PR PHONE #: 408-314-5127

ATTORNEY PHONE #:

PR EMAIL: Nicole.marquez@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 4266 Middlebury Way

ESTIMATED VALUE: 548800

ESTATE CITY: Mather, CA, 95655

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: Donald David Kawakami

PR NAME: Lillian Joan Glantz

FILE #: 25PR002908

PR ADDRESS: 8959 Caselman Rd, Sacramento, CA, 95829

ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 916-682-2891

ATTORNEY PHONE #: 258811

PR EMAIL:

ATTORNEY EMAIL: probate@mylawyersllp.com

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 7881 Elk Grove Florin Rd

ESTIMATED VALUE: 676800

ESTATE CITY: Sacramento, CA, 95829

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



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ATTORNEY NAME: Michael Yee

PR TYPE: Administrator

PR PHONE #: 916-682-2891

ATTORNEY PHONE #: 258811

PR EMAIL:

ATTORNEY EMAIL: probate@mylawyersllp.com

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 7885 Elk Grove Florin Rd

ESTIMATED VALUE: 698100

ESTATE CITY: Sacramento, CA, 95829

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: Harry Augustine Metzger

PR NAME: Joseph Alexander Metzger

FILE #: 25PR002915

PR ADDRESS: 765 San Carlos Ave, Mountain View, CA, 94043

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 650-218-6005

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 633 45Th St

ESTIMATED VALUE: 605100

ESTATE CITY: Sacramento, CA, 95819

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: Scott J Cantrell

PR NAME: Gerrison Cantrell

FILE #: 25PR002930

PR ADDRESS: 3840 Market Ct #6, Shingle Springs, CA, 95682

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 775-848-2201

ATTORNEY PHONE #:

PR EMAIL: gman8g88@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 8467 Hidden Valley Cir

ESTIMATED VALUE: 502700

ESTATE CITY: Fair Oaks, CA, 95628

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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