

PROBATE TRACKING SHEET



DATE: 08/21/2025

DECEASED NAME: Lopeti Poulivaati

PR NAME: Sione T Poulivaati

FILE #: P25-01484

PR ADDRESS: Po Box 6316, Vallejo, CA, 94591

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 707-297-0720

ATTORNEY PHONE #:

PR EMAIL: sionetp@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 856 Coral Dr

ESTIMATED VALUE: 773400

ESTATE CITY: Rodeo, CA, 94572

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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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: 08/13/2025

DECEASED NAME: Phuong Minh Ha

PR NAME: Henry Ha

FILE #: 25PR200633

PR ADDRESS: 2506 Salinger Ave, Tracy, CA, 95377

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-386-1417

ATTORNEY PHONE #:

PR EMAIL: mz_henry_ha@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/13/2025.

ESTATE ADDRESS: 2939 Sunburst Dr

ESTIMATED VALUE: 989700

ESTATE CITY: San Jose, CA, 95111

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: 08/14/2025

DECEASED NAME: Kevin Chester Burt

PR NAME: Stephen L Billings

FILE #: 25PR002771

PR ADDRESS: 277 Belblossom Way, Los Gatos, CA, 95032

ATTORNEY NAME: Jennifer S Rouse

PR TYPE: Administrator

PR PHONE #: 408-425-4161

ATTORNEY PHONE #: 199664

PR EMAIL: stephen.billingsy7@verizon.net

ATTORNEY EMAIL: roUse@lawofficeinc

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 147 4Th Ave

ESTIMATED VALUE: 446400

ESTATE CITY: Galt, CA, 95632

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: 08/14/2025

DECEASED NAME: Bradford Andrew Warren

PR NAME: Todd Christopher Warren

FILE #: 25PR002774

PR ADDRESS: 6541 Chetwood Way, Sacramento, CA, 95831

ATTORNEY NAME: Jeffrey A Hunt

PR TYPE: Administrator

PR PHONE #: 916-600-3701

ATTORNEY PHONE #: 142956

PR EMAIL:

ATTORNEY EMAIL: jeffreyahunt@comcast.net

PR COURT DATE: 08/14/2025.

ESTATE ADDRESS: 2776 17Th St

ESTIMATED VALUE: 733000

ESTATE CITY: Sacramento, CA, 95818

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/15/2025

DECEASED NAME: Penny Delores Wood

PR NAME: Michael A Olson

FILE #: 25PR002789

PR ADDRESS: 7572 Pratt Ave #351, Citrus Heights, CA, 95610

ATTORNEY NAME: Caitlin E Ross

PR TYPE: Executor **PR PHONE #:** 916-412-0946

ATTORNEY PHONE #: 201346

PR EMAIL:

ATTORNEY EMAIL: caitlin@caitlinrosslaw.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 7649 Van Maren Ln

ESTIMATED VALUE: 377600

ESTATE CITY: Citrus Heights, CA, 95621

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: 08/15/2025

DECEASED NAME: Mark Smith

PR NAME: Rochell Covarruvias

FILE #: 25PR002794

PR ADDRESS: 1812 E Lafayette Street, Stockton, CA, 95205

ATTORNEY NAME: Joey Campbell

PR TYPE: Administrator

PR PHONE #: 209-969-1304

ATTORNEY PHONE #: 319549

PR EMAIL:

ATTORNEY EMAIL: joey@klg.law

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 9417 Windrift Ln

ESTIMATED VALUE: 539500

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Marilyn K Finn

PR NAME: Daryck Fuqua

FILE #: 25PR002807

PR ADDRESS: 608 Niagara Ave, San Francisco, CA, 94112

ATTORNEY NAME: Thomas S Wrobel

PR TYPE: Administrator

PR PHONE #: 415-629-0204

ATTORNEY PHONE #: 18938

PR EMAIL:

ATTORNEY EMAIL: Thomas@TSWrobel.Law

PR COURT DATE: 08/06/2025.

ESTATE ADDRESS: 8248 Lichen Dr

ESTIMATED VALUE: 388400

ESTATE CITY: Citrus Heights, CA, 95621

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Marilyn Kay Stouder

PR NAME: Donald J Stroude

FILE #: 25PR002808

PR ADDRESS: 26812 Via Desmonde, Lomita, CA, 90717

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 310-489-0708

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/08/2025.

ESTATE ADDRESS: 3500 Faberge Way

ESTIMATED VALUE: 398900

ESTATE CITY: Sacramento, CA, 95826

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Albert Jr White

PR NAME: Pamela Colbert

FILE #: 25PR002811

PR ADDRESS: 8664 Daimler Way, Sacramento, CA, 95828

ATTORNEY NAME: Dylan P Hyatt

PR TYPE: Executor **PR PHONE #:** 707-631-2293

ATTORNEY PHONE #: 278125

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/14/2025.

ESTATE ADDRESS: 8664 Daimler Way

ESTIMATED VALUE: 550700

ESTATE CITY: Sacramento, CA, 95828

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/20/2025

DECEASED NAME: Lynn B Holbrook

PR NAME: Michael Bjorkman Holbrook

FILE #: 25PR002828

PR ADDRESS: 1500 E Hawkeye, Turlock, CA, 95380

ATTORNEY NAME: Theresa Carter Geoffroy

PR TYPE: Executor **PR PHONE #:** 209-202-7380

ATTORNEY PHONE #: 199815

PR EMAIL:

ATTORNEY EMAIL: Theresa@geoffroylaw.com

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 9516 Golf Course Ln

ESTIMATED VALUE: 693000

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 08/20/2025

DECEASED NAME: Mary Patricia Duryea

PR NAME: Peter Duryea

FILE #: 25PR002839

PR ADDRESS: 1204 Wilder Way, Galt, CA, 95632

ATTORNEY NAME: Simran Sekhon

PR TYPE: Executor **PR PHONE #:** 209-642-3514

ATTORNEY PHONE #: 304620

PR EMAIL:

ATTORNEY EMAIL: service@slapcorp.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 1204 Wilder Way

ESTIMATED VALUE: 568200

ESTATE CITY: Galt, CA, 95632

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 08/21/2025

DECEASED NAME: Marjorie D South-Hanson

PR NAME: Brian Belmonti

FILE #: 25PR002860

PR ADDRESS: 104 Beuth Ct, Folsom, CA, 95630

ATTORNEY NAME: Christine James

PR TYPE: Administrator

PR PHONE #: 916-932-6699

ATTORNEY PHONE #: 204048

PR EMAIL:

ATTORNEY EMAIL: rubylaw@msn.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 3800 1St Ave

ESTIMATED VALUE: 408500

ESTATE CITY: Sacramento, CA, 95817

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: 08/21/2025

DECEASED NAME: Alan Arthur Avila

PR NAME: Stanley W Avila

FILE #: 25PR002861

PR ADDRESS: 2265 Belladonna Street, Redding, CA, 96002

ATTORNEY NAME: Renee G Cash

PR TYPE: Administrator

PR PHONE #: 530-222-3096

ATTORNEY PHONE #: 213498

PR EMAIL:

ATTORNEY EMAIL: renee@pugnotrust.com

PR COURT DATE: 08/14/2025.

ESTATE ADDRESS: 3840 El Ricon Way

ESTIMATED VALUE: 513100

ESTATE CITY: Sacramento, CA, 95864

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 08/20/2025

DECEASED NAME: Vanny Mao

PR NAME: Thavy Khut

FILE #: STK-PR-EST-2025-0001266
95210

PR ADDRESS: 226 Strathaven Way Apt A, Stockton, CA,

ATTORNEY NAME: Grace S Johnson

PR TYPE: Probate Estates **PR PHONE #:** 209-337-5123

ATTORNEY PHONE #: 303607

PR EMAIL:

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 204 Duncan Ave

ESTIMATED VALUE: 398100

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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DATE: 08/20/2025

DECEASED NAME: Adelaida Puente

PR NAME: Fausto Armenta Jr

FILE #: STK-PR-EST-2025-0001267

PR ADDRESS: 298 Shilling Ave, Lathrop, CA, 95330

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-981-1623

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 298 Shilling Ave

ESTIMATED VALUE: 372000

ESTATE CITY: Lathrop, CA, 95330

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: 07/30/2025

DECEASED NAME: Theodore Olvera Sr

PR NAME: Jeff Olvera

FILE #: STK-PR-EST-2025-0001269

PR ADDRESS: 243 N Elm Ave, Ripon, CA, 95366

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-607-4232

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 243 N Elm Ave

ESTIMATED VALUE: 525700

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?

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: 08/21/2025

DECEASED NAME: Sims Billy Davies

PR NAME: Valerie Elaine Davies Sims

FILE #: STK-PR-EST-2025-0001278

PR ADDRESS: 1852 W 11Th St, Tracy, CA, 95376

ATTORNEY NAME: Dorothy Luther

PR TYPE: Probate Estates **PR PHONE #:** 209-830-0627

ATTORNEY PHONE #: 229243

PR EMAIL:

ATTORNEY EMAIL: doroethyl@malmfagundes.com

PR COURT DATE: 08/21/2025.

ESTATE ADDRESS: 5731 Saint Andrews Dr

ESTIMATED VALUE: 921200

ESTATE CITY: Stockton, CA, 95219

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: 08/18/2025

DECEASED NAME: Nancy L Kennon

PR NAME: Sheri Kennon

FILE #: 25STPB09347

PR ADDRESS: 4324 Cypress Ave, El Monte, CA, 91731

ATTORNEY NAME: Edward G Operini

PR TYPE: NA **PR PHONE #:** 626-422-0477

ATTORNEY PHONE #: 130541

PR EMAIL: shairdresser@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 4403 Cedar Ave

ESTIMATED VALUE: 610500

ESTATE CITY: El Monte, CA, 91732

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: 08/19/2025

DECEASED NAME: Steven Gary Stingley

PR NAME: Gregory T Royston

FILE #: 25STPB09374

PR ADDRESS: 17072 Lancer Dr, Yorba Linda, CA, 92886

ATTORNEY NAME: Peter Ali Sahin

PR TYPE: NA **PR PHONE #:** 714-595-5528

ATTORNEY PHONE #: 222207

PR EMAIL:

ATTORNEY EMAIL: peter@velascolawgroup.com

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 4715 E Greenmeadow Rd

ESTIMATED VALUE: 1070400

ESTATE CITY: Long Beach, CA, 90808

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: 08/19/2025

DECEASED NAME: Lois Edwina Hector

PR NAME: Gregory Alan Hill Jr

FILE #: 25STPB09392

PR ADDRESS: 2031 W 65Th Pl, Los Angeles, CA, 90047

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 2031 W 65Th Pl

ESTIMATED VALUE: 568300

ESTATE CITY: Los Angeles, CA, 90047

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: 08/19/2025

DECEASED NAME: Claudia Wagner

PR NAME: Robin C Kaufman

FILE #: 25STPB09395

PR ADDRESS: Po Box 91663, Pasadena, CA, 91109

ATTORNEY NAME: Yelena Sara Polinsky

PR TYPE: NA **PR PHONE #:** 323-422-8622

ATTORNEY PHONE #: 198637

PR EMAIL: rory.kaufman@hotmail.com

ATTORNEY EMAIL: sara@polinskylaw.net

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 1540 Gaywood Dr

ESTIMATED VALUE: 2083700

ESTATE CITY: Altadena, CA, 91001

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: 08/20/2025

DECEASED NAME: Aurora A Ledesma

PR NAME: Adriana Attar

FILE #: 25STPB09432

PR ADDRESS: 904 Hamilton Ct, Rockwall, TX, 75032

ATTORNEY NAME: Sue Carmen Swisher

PR TYPE: NA **PR PHONE #:** 909-518-9927

ATTORNEY PHONE #: 243310

PR EMAIL: s2srea@prodigy.net

ATTORNEY EMAIL: swisher@wtelaw.com

PR COURT DATE: 08/20/2025.

ESTATE ADDRESS: 702 Beckville St

ESTIMATED VALUE: 670100

ESTATE CITY: Duarte, CA, 91010

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: 08/18/2025

DECEASED NAME: Dimitrius Joseph Lynch Sr

PR NAME: Dimitrius Lynch Jr

FILE #: 25STPB09319

PR ADDRESS: 1005 Via Zapata #309, Riverside, CA, 92507

ATTORNEY NAME: Julia Sarah Berkus

PR TYPE: NA **PR PHONE #:** 951-906-0514

ATTORNEY PHONE #: 234101

PR EMAIL: dimitriea@aol.com

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 12129 Elva Ave

ESTIMATED VALUE: 625700

ESTATE CITY: Los Angeles, CA, 90059

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: 08/18/2025

DECEASED NAME: Dimitrius Joseph Lynch Sr

PR NAME: Dimitrius Lynch Jr

FILE #: 25STPB09319

PR ADDRESS: 1005 Via Zapata #309, Riverside, CA, 92507

ATTORNEY NAME: Julia Sarah Berkus

PR TYPE: NA **PR PHONE #:** 951-906-0514

ATTORNEY PHONE #: 234101

PR EMAIL: dimitriea@aol.com

ATTORNEY EMAIL: Jberkus@goldberkus.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 1317 S Castlegate Ave

ESTIMATED VALUE: 613800

ESTATE CITY: Compton, CA, 90221

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Cindy Lou Canales

PR NAME: Robert Canales

FILE #: 25STPB09327

PR ADDRESS: 12761 Saint James Pl, Baldwin Park, CA, 91706

ATTORNEY NAME: Michael Augustine O'Connor

PR TYPE: NA **PR PHONE #:** 626-840-4552

ATTORNEY PHONE #: 310591

PR EMAIL: myditty@hotmail.com

ATTORNEY EMAIL: moconnor@aguirreplc.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 12761 Saint James Pl

ESTIMATED VALUE: 436400

ESTATE CITY: Baldwin Park, CA, 91706

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Matthew Fredric Hunziker

PR NAME: Brian Hunziker

FILE #: 25PR00926
95403

PR ADDRESS: 4619 Thomas Lake Harris Dr #305, Santa Rosa, CA,

ATTORNEY NAME: Lorilee De Santis

PR TYPE: Administrator

PR PHONE #: 415-359-3937

ATTORNEY PHONE #: 251195

PR EMAIL: chadmft@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 2306 Gifford Ct

ESTIMATED VALUE: 845200

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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PROBATE TRACKING SHEET



DATE: 08/18/2025

DECEASED NAME: Darrell B Sandeford

PR NAME: Davina A Sandeford

FILE #: 25PR137313

PR ADDRESS: 5864 Hafner Way, Newark, CA, 94560

ATTORNEY NAME: George A Mcnitt

PR TYPE: Administrator

PR PHONE #: 510-449-5196

ATTORNEY PHONE #: 154337

PR EMAIL: sandeford@aol.com

ATTORNEY EMAIL: george@georgemcnitt.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 4926 Winchester Pl

ESTIMATED VALUE: 1069000

ESTATE CITY: Newark, CA, 94560

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: 08/18/2025

DECEASED NAME: Darrell B Sandeford

PR NAME: Davina A Sandeford

FILE #: 25PR137313

PR ADDRESS: 5864 Hafner Way, Newark, CA, 94560

ATTORNEY NAME: George A Mcnitt

PR TYPE: Administrator

PR PHONE #: 510-449-5196

ATTORNEY PHONE #: 154337

PR EMAIL: sandeford@aol.com

ATTORNEY EMAIL: george@georgemcnitt.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 5864 Hafner Way

ESTIMATED VALUE: 1230400

ESTATE CITY: Newark, CA, 94560

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: 08/18/2025

DECEASED NAME: Charla Bowers

PR NAME: Ann Bowers

FILE #: 25PR137326

PR ADDRESS: 7517 Honey Ct, Dublin, CA, 94568

ATTORNEY NAME: Joshua L Sternberg

PR TYPE: Administrator

PR PHONE #: 925-413-3346

ATTORNEY PHONE #: 250687

PR EMAIL: ambowers@att.net

ATTORNEY EMAIL: js@sternberglawgroup.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 12200 Tesla Rd

ESTIMATED VALUE: 1195500

ESTATE CITY: Livermore, CA, 94550

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: 08/18/2025

DECEASED NAME: Kyong Sun Lorsbach

PR NAME: Cynthia T Picha

FILE #: 25PR137433

PR ADDRESS: 143 Diamond Dr, Livermore, CA, 94550

ATTORNEY NAME: Elizabeth Trutner

PR TYPE: Administrator

PR PHONE #: 415-271-6270

ATTORNEY PHONE #: 142193

PR EMAIL: cynlorocks@yahoo.com

ATTORNEY EMAIL: beth@demirislawfirm.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 183 Neptune Ave

ESTIMATED VALUE: 350300

ESTATE CITY: Hayward, CA, 94544

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.

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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: 08/19/2025

DECEASED NAME: Janice Cloird

PR NAME: Lashanda M Smith

FILE #: 25PR137511

PR ADDRESS: 260 Sunset Blvd Apt 27, Hayward, CA, 94541

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 252-339-1048

ATTORNEY PHONE #:

PR EMAIL: sexylms73@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/08/2025.

ESTATE ADDRESS: 1029 73Rd Ave

ESTIMATED VALUE: 408100

ESTATE CITY: Oakland, CA, 94621

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: 08/20/2025

DECEASED NAME: Michael L Parker

PR NAME: Ann L Parker

FILE #: 25PR137678

PR ADDRESS: 1700 La Vereda Road, Berkeley, CA, 94709

ATTORNEY NAME: Monica Dell'Osso

PR TYPE: Executor **PR PHONE #:** 510-708-4408

ATTORNEY PHONE #: 103105

PR EMAIL: mlparker1@comcast.net

ATTORNEY EMAIL: mdellOSSO@fennemOrelaW. Com

PR COURT DATE: 08/19/2025.

ESTATE ADDRESS: 1700 La Vereda Rd

ESTIMATED VALUE: 1869900

ESTATE CITY: Berkeley, CA, 94709

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: 08/21/2025

DECEASED NAME: Sophocles Alexander Vitakis

PR NAME: Sophia Vitakis

FILE #: 25PR137991

PR ADDRESS: 678 Victor Way 2, Mountain View, CA, 94040

ATTORNEY NAME: Moutoux David

PR TYPE: Administrator

PR PHONE #: 650-336-3058

ATTORNEY PHONE #: 154700

PR EMAIL: svita1@yahoo.com

ATTORNEY EMAIL: moutouxlawfmvahoo.corn

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 37723 3Rd St

ESTIMATED VALUE: 1465000

ESTATE CITY: Fremont, CA, 94536

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: 08/18/2025

DECEASED NAME: Maria Isabel Ramos

PR NAME: Mario Ramos

FILE #: 25PR137443

PR ADDRESS: 49100 Tomahawk Pl, Fremont, CA, 94539

ATTORNEY NAME: Samantha Real Sales

PR TYPE: Administrator

PR PHONE #: 925-577-7665

ATTORNEY PHONE #: 335214

PR EMAIL: i7mario.ramos@columbus.rr.com

ATTORNEY EMAIL: samantha@weinerlegacylaw.com

PR COURT DATE: 08/18/2025.

ESTATE ADDRESS: 49100 Tomahawk Pl

ESTIMATED VALUE: 1220100

ESTATE CITY: Fremont, CA, 94539

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: 08/08/2025

DECEASED NAME: James Castle McIntosh

PR NAME: Charlotte H McIntosh

FILE #: 25-PRO-01075
94010

PR ADDRESS: 1350 Bayshore Hwy Unit 810, Burlingame, CA,

ATTORNEY NAME: Steven D Anderson

PR TYPE: NA **PR PHONE #:** 650-520-8463

ATTORNEY PHONE #: 136260

PR EMAIL: charlottemcintosh145194133@malvern.com

ATTORNEY EMAIL:

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 2180 Ralston Ave

ESTIMATED VALUE: 2773600

ESTATE CITY: Hillsborough, CA, 94010

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: Rickey Nelson Henley Henderson

PR NAME: Tiffany Henderson

FILE #: 25-PRO-01089

PR ADDRESS: 808 Emerald Bay Dr, Fairfield, CA, 94534

ATTORNEY NAME: Alexander M Biddle

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

ATTORNEY PHONE #: 299281

PR EMAIL:

ATTORNEY EMAIL: Alex@AMBiddleLaw.com

PR COURT DATE: 08/08/2025.

ESTATE ADDRESS: 95 Southdown Ct

ESTIMATED VALUE: 5093700

ESTATE CITY: Hillsborough, CA, 94010

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: Hazel Frances Gorostiza

PR NAME: Louis Francis Gorostiza

FILE #: 25-PRO-01094

PR ADDRESS: 1195 Palou Dr Unit 1195, Pacifica, CA, 94044

ATTORNEY NAME: Anne E Steele

PR TYPE: NA **PR PHONE #:** 650-291-1816

ATTORNEY PHONE #: 52956

PR EMAIL: louisg77@yahoo.com

ATTORNEY EMAIL: aesteele@sbcglobal.net

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 1195 Palou Dr

ESTIMATED VALUE: 1035200

ESTATE CITY: Pacifica, CA, 94044

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: 08/13/2025

DECEASED NAME: Dmitry Nizhegorodov

PR NAME: David Hedges

FILE #: 25-PRO-01107

PR ADDRESS: 1158 Martin Avenue, San Jose, CA, 95126

ATTORNEY NAME: David R Packard

PR TYPE: NA **PR PHONE #:** 843-408-6396

ATTORNEY PHONE #: 41001

PR EMAIL: deannarnavarro@gmail.com

ATTORNEY EMAIL: drpackardlaw@yahoo.com

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 843 Newport Cir

ESTIMATED VALUE: 1834900

ESTATE CITY: Redwood City, CA, 94065

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: 08/18/2025

DECEASED NAME: Douglas Dean Samora

PR NAME: Karen Elizabeth Tovey

FILE #: 25-PRO-01127

PR ADDRESS: 2727 Montrose Ave Unit 10, Montrose, CA, 91020

ATTORNEY NAME: Karen Elizabeth Tovey

PR TYPE: NA **PR PHONE #:** 415-872-2286

ATTORNEY PHONE #: **PR EMAIL:**

ATTORNEY EMAIL: healingeating@gmail.com

PR COURT DATE: 08/16/2025.

ESTATE ADDRESS: 231 Lassen Dr

ESTIMATED VALUE: 1285900

ESTATE CITY: San Bruno, CA, 94066

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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