

PROBATE TRACKING SHEET



DATE: 07/21/2025

DECEASED NAME: Gayle D Dunlap

PR NAME: Amanda Moore

FILE #: 25PR200480

PR ADDRESS: 34655 Skylark Dr #216, Union City, CA, 94587

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 909-776-4849

ATTORNEY PHONE #:

PR EMAIL: sarahsweetpea31802@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 1189 Skylake Ct

ESTIMATED VALUE: 1538400

ESTATE CITY: Sunnyvale, CA, 94089

ESTIMATED BALANCE: Not Avlible

[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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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: 07/22/2025

DECEASED NAME: Gregory Loren Flanigan

PR NAME: John Kevin Flanigan

FILE #: 25PR200493

PR ADDRESS: 426 Mundell Way, Los Altos, CA, 94022

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-464-1208

ATTORNEY PHONE #:

PR EMAIL: theflanigans@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 717 Belden Dr

ESTIMATED VALUE: 3701100

ESTATE CITY: Los Altos, CA, 94022

ESTIMATED BALANCE: Not Avlible

[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: 07/22/2025

DECEASED NAME: Felix Flores

PR NAME: Catherine S Kilduff

FILE #: 25PR200495

PR ADDRESS: 2719 Ophelia Ave, San Jose, CA, 95122

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-239-3481

ATTORNEY PHONE #:

PR EMAIL: catkilduff@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 3219 Mount Vista Dr

ESTIMATED VALUE: 935000

ESTATE CITY: San Jose, CA, 95127

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/01/2025

DECEASED NAME: Edward Gamble Jr

PR NAME: Earl Gamble Sr

FILE #: 25PR002583

PR ADDRESS: 1761 Grant Ave Sw, Birmingham, AL, 35211

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-968-0490

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6207 Fairfax Way

ESTIMATED VALUE: 358600

ESTATE CITY: North Highlands, CA, 95660

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/01/2025

DECEASED NAME: Thomas Alway

PR NAME: David Alway

FILE #: 25PR002593

PR ADDRESS: 1434 Evening Breeze Lane, Mesquite, NV, 89034

ATTORNEY NAME: Dylan P Hyatt

PR TYPE: Administrator

PR PHONE #: 916-267-0523

ATTORNEY PHONE #: 278125

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 8040 Patton Ave

ESTIMATED VALUE: 374200

ESTATE CITY: Citrus Heights, CA, 95610

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/01/2025

DECEASED NAME: Michael Hugh Robinson

PR NAME: Julia Coombes

FILE #: 25PR002602

PR ADDRESS: 6076 Springhaven Circle, Sacramento, CA, 95842

ATTORNEY NAME: Julia Coombes

PR TYPE: Administrator

PR PHONE #: 916-375-9981

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 6076 Springhaven Cir

ESTIMATED VALUE: 414500

ESTATE CITY: Sacramento, CA, 95842

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/01/2025

DECEASED NAME: Thomas Henry Terry

PR NAME: Tevaite O'Neill

FILE #: 25PR002604

PR ADDRESS: 839 Linda Mar Blvd, Pacifica, CA, 94044

ATTORNEY NAME: Maureen S Mcfadden

PR TYPE: Administrator

PR PHONE #: 650-270-4597

ATTORNEY PHONE #: 193067

PR EMAIL: maddogoneill@msn.com

ATTORNEY EMAIL: maureen@riordanlawoffice.com

PR COURT DATE: 07/08/2025.

ESTATE ADDRESS: 2820 Branch St

ESTIMATED VALUE: 390100

ESTATE CITY: Sacramento, CA, 95815

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/04/2025

DECEASED NAME: Raza Khan

PR NAME: Mohammed Azam Khan

FILE #: 25PR002619

PR ADDRESS: 9522 Nordman Way, Elk Grove, CA, 95624

ATTORNEY NAME: Mohammed Azam Khan

PR TYPE: Administrator

PR PHONE #: 916-613-2898

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 9522 Nordman Way

ESTIMATED VALUE: 1131200

ESTATE CITY: Elk Grove, CA, 95624

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/04/2025

DECEASED NAME: Thomas David Kelley

PR NAME: Ian Kelley

FILE #: 25PR002620

PR ADDRESS: 4812 Clarity Ct, Sacramento, CA, 95842

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 279-236-0241

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/03/2025.

ESTATE ADDRESS: 4812 Clarity Ct

ESTIMATED VALUE: 478500

ESTATE CITY: Sacramento, CA, 95842

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/05/2025

DECEASED NAME: Bradley Lane Witherell

PR NAME: Darren Wallace

FILE #: 25PR002640

PR ADDRESS: Po Box 620624, Woodside, CA, 94062

ATTORNEY NAME: Joseph E Gruber Jr

PR TYPE: Administrator

PR PHONE #: 650-208-5509

ATTORNEY PHONE #: 300182

PR EMAIL:

ATTORNEY EMAIL: jgruber@arcrcr.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 7409 Netherbury Ct

ESTIMATED VALUE: 608900

ESTATE CITY: Elk Grove, CA, 95757

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PR NAME: Darren Wallace

FILE #: 25PR002640

PR ADDRESS: Po Box 620624, Woodside, CA, 94062

ATTORNEY NAME: Joseph E Gruber Jr

PR TYPE: Administrator

PR PHONE #: 650-208-5509

ATTORNEY PHONE #: 300182

PR EMAIL:

ATTORNEY EMAIL: jgruber@arcr.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 9290 Yorkship Ct

ESTIMATED VALUE: 915600

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/05/2025

DECEASED NAME: Brian David Mcewen

PR NAME:

FILE #: 25PR002643

PR ADDRESS: 1120 Singingwood Rd, Sacramento, CA, 95864

ATTORNEY NAME: Brady Devereaux

PR TYPE: Administrator

PR PHONE #: 216-508-6672

ATTORNEY PHONE #: 332859

PR EMAIL:

ATTORNEY EMAIL: brady(@devereauxestatelaw.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 4312 Aqua Ct

ESTIMATED VALUE: 403700

ESTATE CITY: North Highlands, CA, 95660

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/01/2025

DECEASED NAME: Hiroko Yamamoto Tallman

PR NAME: Gail Adams

FILE #: STK-PR-EST-2025-0001157

PR ADDRESS: 8718 Hermosa Ct, Stockton, CA, 95210

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-561-1753

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 8718 Hermosa Ct

ESTIMATED VALUE: 383100

ESTATE CITY: Stockton, CA, 95210

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/04/2025

DECEASED NAME: Iven H Wheeler

PR NAME: Jamie Celotti

FILE #: STK-PR-EST-2025-0001173

PR ADDRESS: 5307 Windflower Dr, Livermore, CA, 94551

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 530-845-1063

ATTORNEY PHONE #:

PR EMAIL: alleyjlc@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 2442 Pepper Tree Ln

ESTIMATED VALUE: 675200

ESTATE CITY: Manteca, CA, 95336

ESTIMATED BALANCE: Not Avlible

[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: 08/04/2025

DECEASED NAME: Walter Melnikow

PR NAME: Tamara Harbison

FILE #: STK-PR-EST-2025-0001176

PR ADDRESS: 909 W Harvard Pl, Ontario, CA, 91762

ATTORNEY NAME: Kerren Archuleta

PR TYPE: Probate Estates **PR PHONE #:** 909-938-5615

ATTORNEY PHONE #: 343261

PR EMAIL:

ATTORNEY EMAIL: info@ccapclaw.com

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 85 Mary Ct

ESTIMATED VALUE: 611100

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE: Not Avlible

[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: 08/05/2025

DECEASED NAME: Alfred Richard Bland

PR NAME: Roqueta Bland

FILE #: STK-PR-TRK-2025-0001182

PR ADDRESS: 561 Albrecht St, Manteca, CA, 95337

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 209-275-2150

ATTORNEY PHONE #:

PR EMAIL: coold57@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 561 Albrecht St

ESTIMATED VALUE: 654500

ESTATE CITY: Manteca, CA, 95337

ESTIMATED BALANCE: Not Avlible

[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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 08/05/2025

DECEASED NAME: Marilyn Ann Liversedge

PR NAME: Teri Rene Munoz

FILE #: STK-PR-EST-2025-0001188

PR ADDRESS: 29605 Avenue 22, Madera, CA, 93638

ATTORNEY NAME: Kerren Archuleta

PR TYPE: Probate Estates **PR PHONE #:** 951-310-4703

ATTORNEY PHONE #: 343261

PR EMAIL:

ATTORNEY EMAIL: info@ccapclaw.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 8888 Damian Ct

ESTIMATED VALUE: 396400

ESTATE CITY: Stockton, CA, 95210

ESTIMATED BALANCE: Not Avlible

[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: 08/07/2025

DECEASED NAME: Enedina Guzman

PR NAME: Jorge Luis Guzman

FILE #: STK-PR-EST-2025-0001198

PR ADDRESS: 6632 Koster Way, Elk Grove, CA, 95758

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 916-769-7298

ATTORNEY PHONE #:

PR EMAIL: capguzman@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/07/2025.

ESTATE ADDRESS: 2191 S B St

ESTIMATED VALUE: 271500

ESTATE CITY: Stockton, CA, 95206

ESTIMATED BALANCE: Not Avlible

[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: 08/07/2025

DECEASED NAME: Enedina Guzman

PR NAME: Jorge Luis Guzman

FILE #: STK-PR-EST-2025-0001198

PR ADDRESS: 6632 Koster Way, Elk Grove, CA, 95758

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 916-769-7298

ATTORNEY PHONE #:

PR EMAIL: capguzman@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/07/2025.

ESTATE ADDRESS: 2193 S B St

ESTIMATED VALUE: 271300

ESTATE CITY: Stockton, CA, 95206

ESTIMATED BALANCE: Not Avlible

[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: 08/07/2025

DECEASED NAME: Calvin Milton Bowser

PR NAME: James Bower

FILE #: STK-PR-EST-2025-0001199

PR ADDRESS: 3721 Northstar Drive, Stockton, CA, 95209

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 209-482-6132

ATTORNEY PHONE #:

PR EMAIL: jbowser@erols.com

ATTORNEY EMAIL:

PR COURT DATE: 08/07/2025.

ESTATE ADDRESS: 9621 Knight Ln

ESTIMATED VALUE: 500500

ESTATE CITY: Stockton, CA, 95209

ESTIMATED BALANCE: Not Avlible

[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: 07/31/2025

DECEASED NAME: Ray Quihuiz

PR NAME: Evan Anthony Quihuiz

FILE #: STK-PR-EST-2025-0001213

PR ADDRESS: 1880 Spring Valley Way, Tracy, CA, 95377

ATTORNEY NAME: Michael Rinne

PR TYPE: Probate Estates **PR PHONE #:** 209-470-7198

ATTORNEY PHONE #: 242579

PR EMAIL:

ATTORNEY EMAIL: michael@rinhelaw.oom

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 812 W Clover Rd Space 75

ESTIMATED VALUE: 182800

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE: Not Avlible

[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: 08/01/2025

DECEASED NAME: Philip Martin Essig

PR NAME: Mary Ann Essig

FILE #: 25PR00868

PR ADDRESS: 7306 Oakmont Dr, Santa Rosa, CA, 95409

ATTORNEY NAME: Stephen R Olsen

PR TYPE: Executor **PR PHONE #:** 505-231-7624

ATTORNEY PHONE #: 122714

PR EMAIL: phil.essig@hotmail.com

ATTORNEY EMAIL: sro@aol.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 7644 Bodega Ave

ESTIMATED VALUE: 699000

ESTATE CITY: Sebastopol, CA, 95472

ESTIMATED BALANCE: Not Avlible

[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: 08/01/2025

DECEASED NAME: Frank Kenneth Lacombe

PR NAME: Jean Margaret Lacmbe

FILE #: 25PR00875

PR ADDRESS: 4393 Pressley Rd #R45, Santa Rosa, CA, 95404

ATTORNEY NAME: William Shea

PR TYPE: Executor **PR PHONE #:** 607-372-3653

ATTORNEY PHONE #: 62746

PR EMAIL: xcjean.lacombe87@earthlink.net

ATTORNEY EMAIL: bill@wshealaw.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 4393 Pressley Rd

ESTIMATED VALUE: 428300

ESTATE CITY: Santa Rosa, CA, 95404

ESTIMATED BALANCE: Not Avlible

[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: 08/05/2025

DECEASED NAME: Steven L Gowen

PR NAME: Michael Alex Paras

FILE #: 25PR134937

PR ADDRESS: 7 Captain Dr #501, Emeryville, CA, 94608

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 650-799-3926

ATTORNEY PHONE #:

PR EMAIL: aras@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 10610 Englewood Dr

ESTIMATED VALUE: 1026400

ESTATE CITY: Oakland, CA, 94605

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: 08/05/2025

DECEASED NAME: Edward Michael Nuss

PR NAME: Julia Spain Talmon

FILE #: 25PR135202

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 26330 Hickory Ave

ESTIMATED VALUE: 763600

ESTATE CITY: Hayward, CA, 94544

ESTIMATED BALANCE: Not Avlible

[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: 08/05/2025

DECEASED NAME: Sharon Eggerts

PR NAME: Michelle Thornton

FILE #: 25PR134940

PR ADDRESS: 6919 New Melones Cir, Discovery Bay, CA, 94505

ATTORNEY NAME: Jacob Alan Peacock

PR TYPE: Administrator

PR PHONE #: 559-776-6281

ATTORNEY PHONE #: 289127

PR EMAIL: shell.t@sbcglobal.net

ATTORNEY EMAIL: jake@theplg.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 2013 Trombas Ave

ESTIMATED VALUE: 799300

ESTATE CITY: San Leandro, CA, 94577

ESTIMATED BALANCE: Not Avlible

[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: 08/05/2025

DECEASED NAME: Robin A Worthington

PR NAME: Lisa M Worthington

FILE #: 25PR134958

PR ADDRESS:,,,

ATTORNEY NAME: Jelena Kelleher

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

ATTORNEY PHONE #: 331526

PR EMAIL:

ATTORNEY EMAIL: jelena@jelenaklaw.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 949 San Martin Pl

ESTIMATED VALUE: 2379900

ESTATE CITY: Fremont, CA, 94539

ESTIMATED BALANCE: Not Avlible

[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: 08/06/2025

DECEASED NAME: Ruth Gatchalian Deguzman

PR NAME: Romeo De Guzman

FILE #: 25PR134973

PR ADDRESS: 8462 Le Mesa St, Orlando, FL, 32827

ATTORNEY NAME: Daniela Lungu

PR TYPE: Administrator

PR PHONE #: 407-484-7287

ATTORNEY PHONE #: 220913

PR EMAIL: rguzmanphoto@cfl.rr.com

ATTORNEY EMAIL: lungu@lunguiaw.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 35185 Cabrillo Dr

ESTIMATED VALUE: 1473500

ESTATE CITY: Fremont, CA, 94536

ESTIMATED BALANCE: Not Avlible

[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: 08/06/2025

DECEASED NAME: Joann Brumfield

PR NAME: Edward Harrison

FILE #: 25PR134974

PR ADDRESS:,,,

ATTORNEY NAME: Bryan Thompson

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 338057

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 1601 Dwight Way

ESTIMATED VALUE: 1187600

ESTATE CITY: Berkeley, CA, 94703

ESTIMATED BALANCE: Not Avlible

[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: 08/06/2025

DECEASED NAME: Christopher B Mcadams

PR NAME: Jedediah Mcadams

FILE #: 25PR134978

PR ADDRESS: 3921 Warwick Blvd, Kansas City, MO, 64111

ATTORNEY NAME: Howard Kane

PR TYPE: Executor **PR PHONE #:** 510-734-4887

ATTORNEY PHONE #: 151711

PR EMAIL:

ATTORNEY EMAIL: hekanelaw@gmail.com

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 2060 Jefferson Ave

ESTIMATED VALUE: 840100

ESTATE CITY: Berkeley, CA, 94703

ESTIMATED BALANCE: Not Avlible

[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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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: 08/06/2025

DECEASED NAME: Enice May Tomlin

PR NAME: Kathleen Tomlin

FILE #: 25PR135044

PR ADDRESS: 7374 Quartz Cir #737, Dublin, CA, 94568

ATTORNEY NAME: Diana Redding

PR TYPE: Administrator

PR PHONE #: 925-961-2331

ATTORNEY PHONE #: 232027

PR EMAIL: tomlinkai@aol.com

ATTORNEY EMAIL: Diana@DianaReddingLaw.com

PR COURT DATE: 07/06/2025.

ESTATE ADDRESS: 26350 Stryker St

ESTIMATED VALUE: 825700

ESTATE CITY: Hayward, CA, 94545

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/07/2025

DECEASED NAME: Garth Duane Gelster

PR NAME: Glenda Gelster

FILE #: 25PR135258

PR ADDRESS:,,,

ATTORNEY NAME: Grant Alexander Toeppen

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 282199

PR EMAIL:

ATTORNEY EMAIL: grant@advanceplanninglaw.com

PR COURT DATE: 08/06/2025.

ESTATE ADDRESS: 7736 Coral Way

ESTIMATED VALUE: 1438400

ESTATE CITY: Dublin, CA, 94568

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/07/2025

DECEASED NAME: Matthew Taylor Whatley

PR NAME: Kevin Cyr

FILE #: 25PR135385

PR ADDRESS: 4029 Beresford St #1, San Mateo, CA, 94403

ATTORNEY NAME: Hannah Halverson Sargent

PR TYPE: Administrator

PR PHONE #: 832-221-4349

ATTORNEY PHONE #: 286551

PR EMAIL: kevinjcyrc@comcast.net

ATTORNEY EMAIL:

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 1825 Shoreline Dr Apt 207

ESTIMATED VALUE: 452500

ESTATE CITY: Alameda, CA, 94501

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 07/31/2025

DECEASED NAME: Wasmina Mayol Nunez

PR NAME: Marilee-Beth Nunez Cruz

FILE #: PR-25-000813

PR ADDRESS: 1246 Sweet Briar Dr, Patterson, CA, 95363

ATTORNEY NAME: Michael Rinne

PR TYPE: Decedent's Estate **PR PHONE #:** 209-872-0896

ATTORNEY PHONE #: 242579

PR EMAIL: marilee.cruz@yahoo.com

ATTORNEY EMAIL: michael@rinnelaw.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 1134 Imperial Lily Dr

ESTIMATED VALUE: 585200

ESTATE CITY: Patterson, CA, 95363

ESTIMATED BALANCE: Not Avlible

[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: 08/01/2025

DECEASED NAME: Gladys Quiroz

PR NAME: Karina Quiroz

FILE #: PR-25-000817

PR ADDRESS: 2553 Alexia Way, Modesto, CA, 95355

ATTORNEY NAME: Benjamin D Rowe

PR TYPE: Decedent's Estate **PR PHONE #:** 209-345-3781

ATTORNEY PHONE #: 258253

PR EMAIL: karinaquiroz88@gmail.com

ATTORNEY EMAIL: browe@rowelawoffices.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 817 Rosmarino Way

ESTIMATED VALUE: 540000

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Avlible

[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: 08/01/2025

DECEASED NAME: Tina Marie Mitschelen

PR NAME: Shaira Mitschelen

FILE #: PR-25-000815

PR ADDRESS: 4301 Lone Tree Rd, Oakdale, CA, 95361

ATTORNEY NAME: Kimberly Sullivan Gray

PR TYPE: Decedent's Estate **PR PHONE #:**

ATTORNEY PHONE #: **PR EMAIL:** shaira_mitschelen@yahoo.com

ATTORNEY EMAIL: **PR COURT DATE:** 08/01/2025.

ESTATE ADDRESS: 13112 Minnesota Ave

ESTIMATED VALUE: 493000

ESTATE CITY: Valley Home, CA, 95361

ESTIMATED BALANCE: Not Avlible

[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: 08/05/2025

DECEASED NAME: Allen Mitchell Jackson

PR NAME: Zachary Jackson

FILE #: PR-25-000836

PR ADDRESS: 3801 Romie Way, Denair, CA, 95316

ATTORNEY NAME: Kelsey L Kern

PR TYPE: Decedent's Estate **PR PHONE #:** 209-345-3852

ATTORNEY PHONE #: 298657

PR EMAIL: aldoggy@inbox.com

ATTORNEY EMAIL: kelsey@ogdenlawmodesto.com

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 3801 Romie Way

ESTIMATED VALUE: 405000

ESTATE CITY: Denair, CA, 95316

ESTIMATED BALANCE: Not Avlible

[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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