

PROBATE TRACKING SHEET



DATE: 09/11/2025

DECEASED NAME: Dongming Xu

PR NAME: Mei Anita Xu

FILE #: 25PR003096

PR ADDRESS: 14428 Se 63Rd St, Bellevue, WA, 98006

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 425-472-5350

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 3201 Natoma St

ESTIMATED VALUE: 224192

ESTATE CITY: Sacramento, CA, 95833

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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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: 09/11/2025

DECEASED NAME: Pouya Haghighi

PR NAME: Naim Haghighi

FILE #: 25PR003102

PR ADDRESS: 5628 Whitney Ave, Carmichael, CA, 95608

ATTORNEY NAME: Camelia Mahmoudi

PR TYPE: Executor **PR PHONE #:** 916-730-4249

ATTORNEY PHONE #: 225923

PR EMAIL: nima_h95@yahoo.com

ATTORNEY EMAIL: camelia@camelialaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 5628 Whitney Ave

ESTIMATED VALUE: 835400

ESTATE CITY: Carmichael, CA, 95608

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/16/2025

DECEASED NAME: Larnell Ezell Madison Sr

PR NAME: Gloria Madison

FILE #: 25PR003168

PR ADDRESS: 4007 Haack Way, Elk Grove, CA, 95758

ATTORNEY NAME: Tosh G Yamamoto

PR TYPE: Administrator

PR PHONE #: 916-531-2555

ATTORNEY PHONE #: 63253

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 4007 Haack Way

ESTIMATED VALUE: 678300

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/17/2025

DECEASED NAME: Hugh J Lubkin

PR NAME: Aludia Cruz

FILE #: 25PR003173

PR ADDRESS: 6801 Harvest Oak Court, Elk Grove, CA, 95758

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-549-5045

ATTORNEY PHONE #:

PR EMAIL: aludia09@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 6801 Harvest Oak Ct

ESTIMATED VALUE: 609700

ESTATE CITY: Elk Grove, CA, 95758

ESTIMATED BALANCE: No

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PROBATE TRACKING SHEET



DATE: 09/17/2025

DECEASED NAME: Sheila S Lai

PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 2718 La Verta Ct

ESTIMATED VALUE: 299400

ESTATE CITY: Rancho Cordova, CA, 95670

ESTIMATED BALANCE: No

[Ring... Ring...]

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ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9012 El Cajon Way #3

ESTIMATED VALUE: 197700

ESTATE CITY: Sacramento, CA, 95826

ESTIMATED BALANCE: No

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PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9617 Allegheny Dr

ESTIMATED VALUE: 497400

ESTATE CITY: Sacramento, CA, 95670

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 09/17/2025

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PR NAME: Lawrence Hung

FILE #: 25PR003186

PR ADDRESS: 290 Bowdoin St, San Francisco, CA, 94134

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-990-2833

ATTORNEY PHONE #:

PR EMAIL: lhung@ecc.net

ATTORNEY EMAIL:

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9630 Allegheny Dr

ESTIMATED VALUE: 455200

ESTATE CITY: Sacramento, CA, 95827

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/15/2025

DECEASED NAME: Arron Ward Stanley Sr

PR NAME: Arron Ward Stanley Jr

FILE #: 25PR142587

PR ADDRESS: 2416 Lakewood Cir, Cabot, AR, 72023

ATTORNEY NAME: Samantha Real Sales

PR TYPE: Administrator

PR PHONE #: 501-533-7670

ATTORNEY PHONE #:

PR EMAIL: summitofpwr@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 4738 Bret Harte Ct

ESTIMATED VALUE: 1634700

ESTATE CITY: Fremont, CA, 94538

ESTIMATED BALANCE: NO

[Ring... Ring...]

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DATE: 09/17/2025

DECEASED NAME: Christine Cosey

PR NAME: Yvonne Smith

FILE #: 25PR143444

PR ADDRESS: 859 E 94Th St, Los Angeles, CA, 90002

ATTORNEY NAME: Michael Cashman

PR TYPE: Administrator

PR PHONE #: 213-713-5064

ATTORNEY PHONE #: 325336

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1311 Derby St

ESTIMATED VALUE: 942000

ESTATE CITY: Berkeley, CA, 94702

ESTIMATED BALANCE: NO

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/18/2025

DECEASED NAME: Jeffrey Lee Goshia

PR NAME: Andrew Lee Goshia

FILE #: PR-25-001006

PR ADDRESS: 3925 Scenic Dr #50, Modesto, CA, 95355

ATTORNEY NAME:

PR TYPE: Decedent's Estate **PR PHONE #:** 209-662-4578

ATTORNEY PHONE #:

PR EMAIL: rejerrah@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 1548 Canyon Creek Dr

ESTIMATED VALUE: 387400

ESTATE CITY: Newman, CA, 95360

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/16/2025

DECEASED NAME: Jeffrey Moy

PR NAME: Shereen Karen Chew

FILE #: 25-PRO-01280

PR ADDRESS: 783 S Mayfair Ave, Daly City, CA, 94015

ATTORNEY NAME: Britta C Peterson

PR TYPE: Decedent's Estate **PR PHONE #:** 415-994-3581

ATTORNEY PHONE #: 306684

PR EMAIL:

ATTORNEY EMAIL: britta@petersonlawsf.com

PR COURT DATE: 08/04/2025.

ESTATE ADDRESS: 783 S Mayfair Ave

ESTIMATED VALUE: 1096300

ESTATE CITY: Daly City, CA, 94015

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/16/2025

DECEASED NAME: Marilyn Mecchi

PR NAME: Janelle Mecchi

FILE #: 25-PRO-01285

PR ADDRESS: 467 Imperial Drive, Pacifica, CA, 94044

ATTORNEY NAME: John A Mangini

PR TYPE: Decedent's Estate **PR PHONE #:** 925-339-6783

ATTORNEY PHONE #: 87775

PR EMAIL: mctdart@gmail.com

ATTORNEY EMAIL: john@manginilaw.com

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 5132 Shelter Creek Ln

ESTIMATED VALUE: 352500

ESTATE CITY: San Bruno, CA, 94066

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/18/2025

DECEASED NAME: Arthur James Clark

PR NAME: Barbara Arietta

FILE #: 25-PRO-01289

PR ADDRESS: 779 Prairie Creek Road, Pacifica, CA, 94044

ATTORNEY NAME: Dallas E Dean

PR TYPE: Decedent's Estate **PR PHONE #:** 650-359-4858

ATTORNEY PHONE #: 308360

PR EMAIL:

ATTORNEY EMAIL: ded@coreylaw.com

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 528 Miller Ave

ESTIMATED VALUE: 1015700

ESTATE CITY: Pacifica, CA, 94044

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/17/2025

DECEASED NAME: Hinda Beener

PR NAME: Carlton Beener

FILE #: 2025PRDE050589

PR ADDRESS: 1647 Bonnie Ct, Simi Valley, CA, 93065

ATTORNEY NAME: William D Koehler

PR TYPE: Executor **PR PHONE #:** 909-685-8282

ATTORNEY PHONE #: 61755

PR EMAIL: powder_monkeys@hotmail.com

ATTORNEY EMAIL: wdklaw1@aol.com

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 1647 N Bonnie Ct

ESTIMATED VALUE: 836200

ESTATE CITY: Simi Valley, CA, 93065

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: 09/18/2025

DECEASED NAME: Elaine Lauren Loseke

PR NAME: Julie Loseke

FILE #: 25STPB10574

PR ADDRESS: 10607 La Alba Dr, Whittier, CA, 90603

ATTORNEY NAME: Brian Jacob Ramsey

PR TYPE: NA **PR PHONE #:** 562-200-6624

ATTORNEY PHONE #: 265684

PR EMAIL: julieanne9937@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 10607 La Alba Dr

ESTIMATED VALUE: 790600

ESTATE CITY: Whittier, CA, 90603

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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PROBATE TRACKING SHEET



DATE: 09/15/2025

DECEASED NAME: Ardra D Anthony

PR NAME: Susan Price

FILE #: 25STPB10475

PR ADDRESS: 16659 Ludlow St, Granada Hills, CA, 91344

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 818-406-5829

ATTORNEY PHONE #:

PR EMAIL: mihamlin@verizon.net

ATTORNEY EMAIL:

PR COURT DATE: 09/15/2025.

ESTATE ADDRESS: 2124 W 112Th St

ESTIMATED VALUE: 898300

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: 09/16/2025

DECEASED NAME: Vikki Ford

PR NAME: Carla Flagg

FILE #: 25STPB10505

PR ADDRESS: Po Box 261, Edwardsville, IL, 62025

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 626-487-5790

ATTORNEY PHONE #:

PR EMAIL: cvflagg@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 3630 Fair Oaks Ave

ESTIMATED VALUE: 1043900

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: 09/18/2025

DECEASED NAME: Bernhard Seger

PR NAME: Monika G Thompson

FILE #: 25STPB10563

PR ADDRESS: 4439 Victoria Park Dr, Los Angeles, CA, 90019

ATTORNEY NAME: Kevin Kin Chiu

PR TYPE: NA **PR PHONE #:** 909-262-9683

ATTORNEY PHONE #: 249479

PR EMAIL: thompsonm909@gmail.com

ATTORNEY EMAIL: kkchiu@gmail.com

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 4138 Wawona St

ESTIMATED VALUE: 965100

ESTATE CITY: Los Angeles, CA, 90065

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: 09/18/2025

DECEASED NAME: Carol Jean Metcalf

PR NAME: Theresa Lynn Marchand

FILE #: 25STPB10571

PR ADDRESS: 14946 Foxshield St, Moreno Valley, CA, 92553

ATTORNEY NAME: Daniel B Burbott

PR TYPE: NA **PR PHONE #:** 909-485-9744

ATTORNEY PHONE #: 279759

PR EMAIL: mommat66@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 8995 Alexander Ave

ESTIMATED VALUE: 667000

ESTATE CITY: South Gate, CA, 90280

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: 09/17/2025

DECEASED NAME: Stephen Lee Widdicombe

PR NAME: Gordon Scott Widdicombe Jr

FILE #: 25STPB10527

PR ADDRESS: 27 Nw 17Th Pl, Warrenton, OR, 97146

ATTORNEY NAME: James Terrence Mooschekian

PR TYPE: NA **PR PHONE #:** 714-768-4933

ATTORNEY PHONE #: 51182

PR EMAIL: scottwiddicombe94@gmail.com

ATTORNEY EMAIL: TERRYM@BEWLEYLAW.COM

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 9401 Mesa Robles Dr

ESTIMATED VALUE: 1356800

ESTATE CITY: Whittier, CA, 90603

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: 09/16/2025

DECEASED NAME: Armand P Gobat

PR NAME: Hilda Ignacio Gobat

FILE #: 25STPB10440

PR ADDRESS: 639 Hampton Cir, North Augusta, SC, 29841

ATTORNEY NAME: Phillip Louis Tangelakis

PR TYPE: NA **PR PHONE #:** 310-951-8085

ATTORNEY PHONE #: 78379

PR EMAIL: hildagobat@yahoo.com

ATTORNEY EMAIL: pltlawoffice@gmail.com

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 12320 Stanwood Dr

ESTIMATED VALUE: 1670500

ESTATE CITY: Los Angeles, CA, 90066

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: 09/16/2025

DECEASED NAME: Billy James Lockett

PR NAME: Kenneth Lockett

FILE #: 25STPB10476

PR ADDRESS: 710 W Athens Blvd, Los Angeles, CA, 90044

ATTORNEY NAME: Tatianna Yvette Metters

PR TYPE: NA **PR PHONE #:** 310-684-6806

ATTORNEY PHONE #: 243998

PR EMAIL: believefoundation@yahoo.com

ATTORNEY EMAIL: tatianna@metterslaw.com

PR COURT DATE: 09/16/2025.

ESTATE ADDRESS: 617 E 90Th St

ESTIMATED VALUE: 1116900

ESTATE CITY: Los Angeles, CA, 90002

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: 09/18/2025

DECEASED NAME: Kathleen Owens

PR NAME: Nancy Hamilton

FILE #: 25STPB10589

PR ADDRESS: 18783 Avenue D, Perris, CA, 92570

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 951-901-0580

ATTORNEY PHONE #:

PR EMAIL: nhjjean@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/18/2025.

ESTATE ADDRESS: 100 W Trafford St

ESTIMATED VALUE: 705200

ESTATE CITY: Long Beach, CA, 90805

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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