

PROBATE TRACKING SHEET



DATE: 09/24/2025

DECEASED NAME: Cory Gerad Guzman

PR NAME: Cynthia Guzman

FILE #: 25STPB10821

PR ADDRESS: 1023 W 19Th St #3, San Pedro, CA, 90731

ATTORNEY NAME: Dina B Dreizler

PR TYPE: NA **PR PHONE #:** 310-308-1860

ATTORNEY PHONE #: 164908

PR EMAIL: forguzs@cox.net

ATTORNEY EMAIL: ddreizler@gmail.com

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 1130 W 11Th St

ESTIMATED VALUE: 737000

ESTATE CITY: San Pedro, CA, 90731

ESTIMATED BALANCE: Full Authority

[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: 09/19/2025

DECEASED NAME: Nancy Joyce Donnelly

PR NAME: Sean Donnelly

FILE #: 25STPB10699

PR ADDRESS: 3509 Cerritos Ave, Long Beach, CA, 90807

ATTORNEY NAME: Jennifer Nicole Sawday

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

ATTORNEY PHONE #: 228320

PR EMAIL:

ATTORNEY EMAIL: jsawday@tldlaw.com

PR COURT DATE: 09/19/2025.

ESTATE ADDRESS: 1331 E Marshall Pl

ESTIMATED VALUE: 1006300

ESTATE CITY: Long Beach, CA, 90807

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/22/2025

DECEASED NAME: Bernadette A Adriatico

PR NAME: Adoracion Adriatico-Gomez

FILE #: 25STPB10633
90041

PR ADDRESS: 4975 Highland View Ave #17, Los Angeles, CA,

ATTORNEY NAME: Marianne F Adriatico

PR TYPE: NA **PR PHONE #:** 323-868-5282

ATTORNEY PHONE #: 204929

PR EMAIL: knewell6756@att.net

ATTORNEY EMAIL: mfadriatico@drhorton.com

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 16647 Labrador St

ESTIMATED VALUE: 1001700

ESTATE CITY: Northridge, CA, 91343

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/23/2025

DECEASED NAME: Irene Marie Sieverding

PR NAME: Sue Lynn Newton

FILE #: 25STPB10780

PR ADDRESS: Po Box 12142, Orange, CA, 92859

ATTORNEY NAME: Thomas Oliver Hoffman

PR TYPE: NA **PR PHONE #:** 909-630-8095

ATTORNEY PHONE #: 100881

PR EMAIL: slmn372@yahoo.com

ATTORNEY EMAIL: tom@thomashoffmanlaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 1695 James Pl

ESTIMATED VALUE: 808500

ESTATE CITY: Pomona, CA, 91767

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/24/2025

DECEASED NAME: Dorothy Louise Presley

PR NAME: Sean Marioneaux

FILE #: 25STPB10770

PR ADDRESS: 216 N Hollywood Blvd, Las Vegas, NV, 89110

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-365-1227

ATTORNEY PHONE #:

PR EMAIL: marioneaux7@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 1837 W 78Th St

ESTIMATED VALUE: 752400

ESTATE CITY: Los Angeles, CA, 90047

ESTIMATED BALANCE: Full Authority

[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: 09/22/2025

DECEASED NAME: Doris Grigsby

PR NAME: Larry W Grisby

FILE #: 25STPB10701

PR ADDRESS: 855 E 53Rd St N, Tulsa, OK, 74126

ATTORNEY NAME: Michael A Foster

PR TYPE: NA **PR PHONE #:** 650-224-6093

ATTORNEY PHONE #: 291691

PR EMAIL: larrygrigsby372@hotmail.com

ATTORNEY EMAIL: contact@TheLawOffice.com

PR COURT DATE: 09/22/2025.

ESTATE ADDRESS: 19504 Caney Ave

ESTIMATED VALUE: 821400

ESTATE CITY: Carson, CA, 90746

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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DATE: 09/19/2025

DECEASED NAME: Carl Kustin Jr

PR NAME: Maia G Kustin

FILE #: 25STPB10632

PR ADDRESS: 224 S Larchmont Blvd, Los Angeles, CA, 90004

ATTORNEY NAME: Henry Hinckley Dearing Iii

PR TYPE: NA **PR PHONE #:** 213-590-7335

ATTORNEY PHONE #: 60946

PR EMAIL: kustinm@gmail.com

ATTORNEY EMAIL: inbox@gdalaw.com

PR COURT DATE: 09/19/2025.

ESTATE ADDRESS: 224 S Larchmont Blvd

ESTIMATED VALUE: 2572700

ESTATE CITY: Los Angeles, CA, 90004

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/25/2025

DECEASED NAME: Camille Marcia Wermuth

PR NAME: James Lightfoot

FILE #: 25STPB10849

PR ADDRESS: 1305 Sartori Ave #B, Torrance, CA, 90501

ATTORNEY NAME: Christopher Paul Walker

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

ATTORNEY PHONE #: 174533

PR EMAIL: jlnapa@hotmail.com

ATTORNEY EMAIL: cwalker@cpwalkerlaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 25211 Cypress St

ESTIMATED VALUE: 838900

ESTATE CITY: Lomita, CA, 90717

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/23/2025

DECEASED NAME: Macine Price

PR NAME: Bryant Price

FILE #: 25STPB10794

PR ADDRESS: Los Angeles, CA, 90004

ATTORNEY NAME: William John Boon

PR TYPE: NA **PR PHONE #:** 323-873-5757

ATTORNEY PHONE #: 202150

PR EMAIL: bjamesp2003@yahoo.com

ATTORNEY EMAIL: WBoon@WBoonlaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 3551 S Gramercy Pl

ESTIMATED VALUE: 697800

ESTATE CITY: Los Angeles, CA, 90018

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/24/2025

DECEASED NAME: Jerald Lee Evers

PR NAME: Terry Evers

FILE #: 25STPB10765

PR ADDRESS: 5000 E Gleneagles Dr, Tucson, AZ, 85718

ATTORNEY NAME: Linda Lu McLarnan-Dugan

PR TYPE: NA **PR PHONE #:** 520-371-7132

ATTORNEY PHONE #: 169190

PR EMAIL:

ATTORNEY EMAIL: ldugan@lduganlaw.com

PR COURT DATE: 09/24/2025.

ESTATE ADDRESS: 888 S Herbert Ave

ESTIMATED VALUE: 550200

ESTATE CITY: San Pedro, CA, 90731

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/19/2025

DECEASED NAME: Bob Gene Shackelford

PR NAME: David Alan Nezzar Jr

FILE #: 25STPB10693

PR ADDRESS: 918 Grand Ave, Long Beach, CA, 90804

ATTORNEY NAME: Christine Patterson Snapp

PR TYPE: NA **PR PHONE #:** 562-762-5399

ATTORNEY PHONE #: 228378

PR EMAIL: davidthetick@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 09/19/2025.

ESTATE ADDRESS: 918 Grand Ave

ESTIMATED VALUE: 700300

ESTATE CITY: Long Beach, CA, 90804

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/23/2025

DECEASED NAME: Lydia Ortega

PR NAME: Jose Manuel Ortega

FILE #: 25STPB10808

PR ADDRESS: 1708 Raylene Pl, Pomona, CA, 91767

ATTORNEY NAME: Sue Carmen Swisher

PR TYPE: NA **PR PHONE #:** 951-295-6367

ATTORNEY PHONE #: 243310

PR EMAIL: aortega1@gmail.com

ATTORNEY EMAIL: swisher@wtelaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 1708 Raylene Pl

ESTIMATED VALUE: 677400

ESTATE CITY: Pomona, CA, 91767

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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DATE: 09/25/2025

DECEASED NAME: Joseph A Yardley

PR NAME: Joel Yardley

FILE #: 25STPB10862
91343

PR ADDRESS: 9822 Aqueduct Ave #913432008, North Hills, CA,

ATTORNEY NAME: Gino Paolo Almosara Pedraja

PR TYPE: NA **PR PHONE #:** 323-578-9225

ATTORNEY PHONE #: 272275

PR EMAIL:

ATTORNEY EMAIL: gino@pedrajalaw.com

PR COURT DATE: 09/25/2025.

ESTATE ADDRESS: 8227 Tyrone Ave

ESTIMATED VALUE: 642100

ESTATE CITY: Panorama City, CA, 91402

ESTIMATED BALANCE: Full Authority

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/23/2025

DECEASED NAME: Joseph A Freeman

PR NAME: Jamie Ross

FILE #: 25STPB10793

PR ADDRESS: 5445 Thille St, Ventura, CA, 93003

ATTORNEY NAME: Keith Joseph Moten

PR TYPE: NA **PR PHONE #:** 909-994-0465

ATTORNEY PHONE #: 240381

PR EMAIL: jameeross@yahoo.com

ATTORNEY EMAIL: keith@motenlaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 1012 W Florence Ave

ESTIMATED VALUE: 793100

ESTATE CITY: Los Angeles, CA, 90044

ESTIMATED BALANCE: Full Authority

[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: 09/23/2025

DECEASED NAME: Renee Lynn Martin

PR NAME: Ronald Norman Feil

FILE #: 25PR003253

PR ADDRESS: 2428 Covered Wagon Circle, Elverta, CA, 95626

ATTORNEY NAME: Jack Klosek

PR TYPE: Administrator

PR PHONE #: 707-696-4980

ATTORNEY PHONE #: 297914

PR EMAIL:

ATTORNEY EMAIL: jk@klOSeklaWOffiCeS.COM

PR COURT DATE: 09/17/2025.

ESTATE ADDRESS: 2428 Covered Wagon Circle

ESTIMATED VALUE: 410000

ESTATE CITY: Elverta, CA, 95626

ESTIMATED BALANCE: No

[Ring... Ring...]

Hi [NAME] this is [YOUR NAME] with [COMPANY], calling regarding probate file [case #] for the estate of [deceased name], is now a bad time for a brief chat?

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

IF NO:

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: 09/24/2025

DECEASED NAME: William D Stromberg

PR NAME: Zachary M Stromberg

FILE #: 2025PRDE051209

PR ADDRESS: 940 Chevron Ct, Pasadena, CA, 91103

ATTORNEY NAME: Mark A Lester

PR TYPE: Executor **PR PHONE #:** 323-842-2042

ATTORNEY PHONE #: 96521

PR EMAIL:

ATTORNEY EMAIL: mark@vctrusts.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 2010 Kingsbridge Way

ESTIMATED VALUE: 1757000

ESTATE CITY: Oxnard, CA, 93035

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: 09/23/2025

DECEASED NAME: Geraldine Gadson Kelley

PR NAME: Wali Shabazz

FILE #: 2025PRDE051102

PR ADDRESS: 500 Pine St East, Varnville, SC, 29944

ATTORNEY NAME: Annette Dawson-Davis

PR TYPE: Administrator

PR PHONE #: 803-942-3028

ATTORNEY PHONE #: 146696

PR EMAIL:

ATTORNEY EMAIL: annette@dawsondavislaw.com

PR COURT DATE: 09/23/2025.

ESTATE ADDRESS: 165 Courtyard Dr

ESTIMATED VALUE: 614000

ESTATE CITY: Port Hueneme, CA, 93041

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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