

PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Samuel Yoshioka

PR NAME: Miki Elizabeth Yoshioka

FILE #: P25-01274

PR ADDRESS: 3410 San Pablo Dam Rd, San Pablo, CA, 94803

ATTORNEY NAME: Elliott Bray

PR TYPE: Administrator

PR PHONE #: 510-375-1410

ATTORNEY PHONE #: 346105

PR EMAIL: toys4sal3@gmail.com

ATTORNEY EMAIL: elliot@brayattorneys.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 600 Kiki Dr

ESTIMATED VALUE: 960900

ESTATE CITY: Pleasant Hill, CA, 94523

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: 7/22/25

DECEASED NAME: Marva Spights

PR NAME: Leroy Simmons Jr

FILE #: P25-01277

PR ADDRESS: 5530 E Juniper Dr, Wasilla, AK, 99654

ATTORNEY NAME: Charles L Mossina

PR TYPE: Executor **PR PHONE #:** 510-367-0935

ATTORNEY PHONE #: 92267

PR EMAIL: skeeroy@yahoo.com

ATTORNEY EMAIL: cmossesq@att.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 4300 Bell Ave

ESTIMATED VALUE: 640000

ESTATE CITY: Richmond, CA, 94804

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: 7/22/25

DECEASED NAME: Marva Spights

PR NAME: Leroy Simmons Jr

FILE #: P25-01277

PR ADDRESS: 5530 E Juniper Dr, Wasilla, AK, 99654

ATTORNEY NAME: Charles L Mossina

PR TYPE: Executor **PR PHONE #:** 510-367-0935

ATTORNEY PHONE #: 92267

PR EMAIL: skeeroy@yahoo.com

ATTORNEY EMAIL: cmossesq@att.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 4299 Bell Ave

ESTIMATED VALUE: 684400

ESTATE CITY: Richmond, CA, 94804

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: 7/22/25

DECEASED NAME: Modris Salzirnis

PR NAME: Ashton Taylor Salzirnis

FILE #: P25-01278

PR ADDRESS: 1145 Gilbert Ct, Fremont, CA, 94536

ATTORNEY NAME: Wendy L Wayne

PR TYPE: Executor **PR PHONE #:** 510-953-8193

ATTORNEY PHONE #: 183996

PR EMAIL: ahtonsalzirnis@yahoo.com

ATTORNEY EMAIL: wendyw@gkfremontlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 149 Victory Ave

ESTIMATED VALUE: 435500

ESTATE CITY: Pittsburg, CA, 94565

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: 7/22/25

DECEASED NAME: Jay Tsao

PR NAME: Robert Tsao Jr

FILE #: P25-01279

PR ADDRESS: 1244 Rhus St, San Mateo, CA, 94402

ATTORNEY NAME: Ryan H Apperson

PR TYPE: Administrator

PR PHONE #: 415-601-7027

ATTORNEY PHONE #: 303197

PR EMAIL: robert@vertexmgt.com

ATTORNEY EMAIL: ryan@ryanappersonlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 5506 Alaska Dr

ESTIMATED VALUE: 709900

ESTATE CITY: Concord, CA, 94521

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: 7/22/25

DECEASED NAME: Jose Villadelgado

PR NAME: Celia D Villadelgado

FILE #: P25-01280

PR ADDRESS: 2764 11Th St, San Pablo, CA, 94806

ATTORNEY NAME: Cristina C Perez-Abelson

PR TYPE: Administrator

PR PHONE #: 510-872-1350

ATTORNEY PHONE #: 230643

PR EMAIL: mariner91@sbcglobal.net

ATTORNEY EMAIL: cristina@abelsonperezlaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 2764 11Th St

ESTIMATED VALUE: 468900

ESTATE CITY: San Pablo, CA, 94806

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: 7/23/25

DECEASED NAME: Remedios Ybe

PR NAME: Dennis A Ybe

FILE #: P25-01285

PR ADDRESS: 18981 Fernbrook Ct Unit C, Saratoga, CA, 95070

ATTORNEY NAME: Lisa Weinmann

PR TYPE: Executor **PR PHONE #:** 408-621-6681

ATTORNEY PHONE #: 320109

PR EMAIL: dylan.ybe1@gmail.com

ATTORNEY EMAIL: lisa@probatecalifornia.attorney

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 144 Roslyn Dr

ESTIMATED VALUE: 785100

ESTATE CITY: Concord, CA, 94518

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: 7/25/25

DECEASED NAME: Sallie Bray

PR NAME: Wendee Wasserman

FILE #: P25-01295

PR ADDRESS: 720 Capitola Ave Unit B, Capitola, CA, 95010

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 408-219-0201

ATTORNEY PHONE #:

PR EMAIL: wendeemae@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 441 Ocean View Ave

ESTIMATED VALUE: 797200

ESTATE CITY: Kensington, CA, 94707

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: 7/24/25

DECEASED NAME: Velma Maynard

PR NAME: Edith Marie Moore

FILE #: P25-01308

PR ADDRESS: 2242 Key Blvd, Richmond, CA, 94805

ATTORNEY NAME: Ray Robinson

PR TYPE: Administrator

PR PHONE #: 510-932-9144

ATTORNEY PHONE #:

PR EMAIL: emmmomo@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 2830 21st St Apt 23

ESTIMATED VALUE: 325600

ESTATE CITY: San Pablo, CA, 94806

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: 7/30/25

DECEASED NAME: Deborah Roberts

PR NAME: Paul Edward Chambers Jr

FILE #: P25-01324

PR ADDRESS: 1006 Crest Lane Dr Se, Smyrna, GA, 30080

ATTORNEY NAME: Brittany Doyle Riley

PR TYPE: Executor **PR PHONE #:** 925-872-2947

ATTORNEY PHONE #:

PR EMAIL: p.chambers19@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 233 Crestwood Pl

ESTIMATED VALUE: 1465100

ESTATE CITY: San Ramon, CA, 94583

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: 7/31/25

DECEASED NAME: Vicki Perez

PR NAME: Tiffany Renee Neal

FILE #: P25-01330

PR ADDRESS: 3707 Los Flores Ave, Concord, CA, 94519

ATTORNEY NAME: Elliott Bray

PR TYPE: Executor **PR PHONE #:** 925-726-7830

ATTORNEY PHONE #: 346105

PR EMAIL: tnealperez@yahoo.com

ATTORNEY EMAIL: elliot@brayattorneys.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 3707 Los Flores Ave

ESTIMATED VALUE: 677900

ESTATE CITY: Concord, CA, 94519

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: 7/22/25

DECEASED NAME: Kenneth Alton Allensworth

PR NAME: Elizabeth Baker

FILE #: 25PR002477
95678

PR ADDRESS: 915 Highland Pointe Drive Suite 130, Roseville, CA,

ATTORNEY NAME: Craig A Harris

PR TYPE: Administrator

PR PHONE #: 916-784-7030

ATTORNEY PHONE #: 306637

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 5130 Patti Jo Dr

ESTIMATED VALUE: 590600

ESTATE CITY: Carmichael, CA, 95608

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: 7/24/25

DECEASED NAME: Marlena Holly Spieler-Mclaughlan

PR NAME: Leah Matisse Spieler

FILE #: 25PR002511

PR ADDRESS: 1236 Parker Street, Berkeley, CA, 94702

ATTORNEY NAME: Ingrid K Tung

PR TYPE: Executor **PR PHONE #:** 646-831-0595

ATTORNEY PHONE #: 203219

PR EMAIL: leah.spieler@gmail.com

ATTORNEY EMAIL: itung@lawburton.com

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 2143 Stover Way

ESTIMATED VALUE: 552900

ESTATE CITY: Sacramento, CA, 95822

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: 7/25/25

DECEASED NAME: Helen Reavis

PR NAME: Terrence Ng

FILE #: 25PR002524

PR ADDRESS: 104 Dundee Dr, South San Francisco, CA, 94080

ATTORNEY NAME: Thomas S Wrobel

PR TYPE: Administrator

PR PHONE #: 415-279-2230

ATTORNEY PHONE #: 189389

PR EMAIL:

ATTORNEY EMAIL: ThomaS@TSWrObel. LaW

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 3221 Lerwick Rd

ESTIMATED VALUE: 376900

ESTATE CITY: Sacramento, CA, 95821

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: 7/28/25

DECEASED NAME: Bridget Sue Miller

PR NAME: Amanda Grace Newey

FILE #: 25PR002530

PR ADDRESS: 8466 Kinder Lane, Elk Grove, CA, 95624

ATTORNEY NAME: Joey Campbell

PR TYPE: Administrator

PR PHONE #: 916-690-2870

ATTORNEY PHONE #: 319549

PR EMAIL:

ATTORNEY EMAIL: joey@klg.law

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 8466 Kinder Ln

ESTIMATED VALUE: 862600

ESTATE CITY: Elk Grove, CA, 95624

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: 7/28/25

DECEASED NAME: John A Briggs

PR NAME: Beth Henrickson

FILE #: 25PR002532

PR ADDRESS: 911 36Th Street, Sacramento, CA, 95816

ATTORNEY NAME: Ernest H Tuttle Iv

PR TYPE: Executor **PR PHONE #:** 916-879-6324

ATTORNEY PHONE #: 214932

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 2700 Castro Way

ESTIMATED VALUE: 685100

ESTATE CITY: Sacramento, CA, 95818

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: 7/29/25

DECEASED NAME: Steven Donald Leising

PR NAME: Lisa A Jaskulski

FILE #: 25PR002543

PR ADDRESS: 6025 S Ksrrington Lane, New Berlin, WI, 53151

ATTORNEY NAME: Mark N Drabny

PR TYPE: Executor **PR PHONE #:** 414-529-5741

ATTORNEY PHONE #: 95487

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 9452 N Kiefer Blvd

ESTIMATED VALUE: 504800

ESTATE CITY: Sacramento, CA, 95826

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: 7/29/25

DECEASED NAME: Steven Strangio

PR NAME: Jill E Strangio

FILE #: 25PR002549

PR ADDRESS: 105 Casella Ct, Folsom, CA, 95630

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-605-9062

ATTORNEY PHONE #:

PR EMAIL: jillstrangio@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 105 Casella Ct

ESTIMATED VALUE: 696800

ESTATE CITY: Folsom, CA, 95630

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: 7/28/25

DECEASED NAME: Charles J Molosky li

PR NAME: Ann Marie Pettigrew

FILE #: 25PR002553

PR ADDRESS: 3920 Orinda Dr, San Mateo, CA, 94403

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 415-250-7108

ATTORNEY PHONE #:

PR EMAIL: amolosky@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 343 Mill Valley Cir S

ESTIMATED VALUE: 499999

ESTATE CITY: Sacramento, CA, 95835

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: 7/29/25

DECEASED NAME: Edward Leroy Foster

PR NAME: Stephen Foster

FILE #: 25PR002555

PR ADDRESS: 318 Walnut Street, Sauk City, WI, 53583

ATTORNEY NAME: Terri L Popkes

PR TYPE: Administrator

PR PHONE #: 559-916-5260

ATTORNEY PHONE #: 206955

PR EMAIL:

ATTORNEY EMAIL: tlpopkes@bpelaw.corn

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 6817 6Th St

ESTIMATED VALUE: 357200

ESTATE CITY: Rio Linda, CA, 95673

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: 7/31/25

DECEASED NAME: Gary D Larkey

PR NAME: Shyan Borden-Allen

FILE #: 25PR002571

PR ADDRESS: Po Box 581474, Elk Grove, CA, 95758

ATTORNEY NAME: Christine James

PR TYPE: Administrator

PR PHONE #: 916-226-7982

ATTORNEY PHONE #: 204048

PR EMAIL:

ATTORNEY EMAIL: ruby.law@msn . Com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 5020 Emerson Rd

ESTIMATED VALUE: 389700

ESTATE CITY: Sacramento, CA, 95820

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: 7/21/25

DECEASED NAME: Alejandro Ramirez

PR NAME: Christopher Ramirez

FILE #: 2025PRDE047557
90292

PR ADDRESS: 4478 Via Marina Apt 911, Marina Del Rey, CA,

ATTORNEY NAME: David E Edsall

PR TYPE: Executor **PR PHONE #:** 805-746-2043

ATTORNEY PHONE #: 86217

PR EMAIL:

ATTORNEY EMAIL: David@EdsallLaw.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 4501 Via Mariano

ESTIMATED VALUE: 1476700

ESTATE CITY: Thousand Oaks, CA, 91320

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: 7/22/25

DECEASED NAME: Alan R Langville

PR NAME: Thomas Galicia

FILE #: 2025PRDE047560

PR ADDRESS: 12330 Nelson Rd, Moorpark, CA, 93021

ATTORNEY NAME: Sara J Mclemen

PR TYPE: Administrator

PR PHONE #: 805-218-6139

ATTORNEY PHONE #: 270077

PR EMAIL: tgalicia@aol.com

ATTORNEY EMAIL: sjm@trustandfamily1aw.com

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 12024 Silvercrest St

ESTIMATED VALUE: 1238200

ESTATE CITY: Moorpark, CA, 93021

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: 7/22/25

DECEASED NAME: Stephen J Herrick

PR NAME: Ventura County Public Administrator

FILE #: 2025PRDE047565

PR ADDRESS:,,,

ATTORNEY NAME: Mitchell Barnes Davis

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL: mlitchelldavis@venturacounty.gov

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 2694 N Victoria Ave

ESTIMATED VALUE: 371100

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?

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: 7/31/25

DECEASED NAME: James Alan Bartz

PR NAME: Virginia Ann Bartz

FILE #: 2025PRDE047854

PR ADDRESS: 172 E Bowling Green, Port Hueneme, CA, 93041

ATTORNEY NAME: Taline Panossian

PR TYPE: Administrator

PR PHONE #: 360-640-0621

ATTORNEY PHONE #: 332654

PR EMAIL:

ATTORNEY EMAIL: taline@talinepanossianlaw.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 172 E Bowling Grn

ESTIMATED VALUE: 487000

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?

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: 7/30/25

DECEASED NAME: Christa E Mould

PR NAME: Michael Mould

FILE #: 2025PRDE047816

PR ADDRESS: 2049 Stanford Dr, Simi Valley, CA, 93065

ATTORNEY NAME: Michael Mould

PR TYPE: Administrator

PR PHONE #: 805-404-6541

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 2049 Stanford Dr

ESTIMATED VALUE: 799900

ESTATE CITY: Simi Valley, CA, 93065

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: 7/29/25

DECEASED NAME: Andreas Fiedler

PR NAME: Jeffrey W Loebel

FILE #: 2025PRDE047792

PR ADDRESS: 417 Bryant Cir #127, Ojai, CA, 93023

ATTORNEY NAME: Annette Dawson -Davis

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 146696

PR EMAIL:

ATTORNEY EMAIL: annette@dawsondavislaw. com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 5115 Via Calderon

ESTIMATED VALUE: 773700

ESTATE CITY: Camarillo, CA, 93012

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: 7/28/25

DECEASED NAME: Sylvia Hillburn

PR NAME: Darlene Berenty

FILE #: 2025PRDE047789

PR ADDRESS: 385 Franklin Ln, Ventura, CA, 93001

ATTORNEY NAME: Robert M Baskin

PR TYPE: Executor **PR PHONE #:** 805-701-2956

ATTORNEY PHONE #: 65149

PR EMAIL:

ATTORNEY EMAIL: robert@baskinlawoffice.com

PR COURT DATE: 07/10/2025.

ESTATE ADDRESS: 55 Barry Dr

ESTIMATED VALUE: 833700

ESTATE CITY: Ventura, CA, 93001

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: 7/31/25

DECEASED NAME: Arthur Richard Sanchez Jr

PR NAME: Marian Sanchez

FILE #: S-PR-0013703

PR ADDRESS: 3560 Trentino St, Roseville, CA, 95747

ATTORNEY NAME: Marian Sanchez

PR TYPE: Administrator

PR PHONE #: 916-751-8291

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL: Allright@allrightmechanicalinc.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 3560 Trentino St

ESTIMATED VALUE: 652500

ESTATE CITY: Roseville, CA, 95747

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: 7/15/25

DECEASED NAME: Nada Cukar

PR NAME: Neven Cukar

FILE #: STK-PR-EST-2025-0001127
34698

PR ADDRESS: 1921 Saddle Hill Rd N, Dunedin, FL,

ATTORNEY NAME: Shahram Miri

PR TYPE: Probate Estates **PR PHONE #:** 925-339-4426

ATTORNEY PHONE #: 258625

PR EMAIL:

ATTORNEY EMAIL: s.miri@mirilaw.com

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 1796 Nehemiah Dr

ESTIMATED VALUE: 628652

ESTATE CITY: Manteca, CA, 95336

ESTIMATED BALANCE: Noot 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:

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: 7/24/25

DECEASED NAME: Eufemia M Estrella

PR NAME: Ernesto R Estrella

FILE #: STK-PR-EST-2025-0001111

PR ADDRESS: 2103 Xavier Ct, Santa Clara, CA, 95051

ATTORNEY NAME: James M Penning

PR TYPE: Probate Estates **PR PHONE #:** 510-737-1483

ATTORNEY PHONE #: 229727

PR EMAIL:

ATTORNEY EMAIL: jpenning@ttpglaw.com

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 3110 W Byron Rd

ESTIMATED VALUE: 653200

ESTATE CITY: Tracy, CA, 95377

ESTIMATED BALANCE: Noot 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:

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: 7/24/25

DECEASED NAME: Esther E Vargas

PR NAME: Allen-Garibaldi & Chong Inc

FILE #: STK-PR-TRK-2025-0001115

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 1235 S Harrison St

ESTIMATED VALUE: 254700

ESTATE CITY: Stockton, CA, 95206

ESTIMATED BALANCE: Noot 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:

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: 7/28/25

DECEASED NAME: Kenneth Walter Alsup

PR NAME: Denese C Gentry

FILE #: STK-PR-EST-2025-0001135
95210

PR ADDRESS: 310 Santa Barbara Ct, Stockton, CA,

ATTORNEY NAME: Megan Elizabeth Galarneau

PR TYPE: Probate Estates **PR PHONE #:** 209-483-2221

ATTORNEY PHONE #: 278366

PR EMAIL:

ATTORNEY EMAIL: mgalameau@mcjglaw.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 2625 Westminster Ave

ESTIMATED VALUE: 588900

ESTATE CITY: Stockton, CA, 95204

ESTIMATED BALANCE: Noot 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:

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: 7/30/25

DECEASED NAME: James Greene

PR NAME: Leon Greene

FILE #: STK-PR-EST-2025-0001146

PR ADDRESS: 253 Litchfield Street, Torrington, CT, 06790

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:** 475-559-3938

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 1161 Champagne Ln

ESTIMATED VALUE: 571100

ESTATE CITY: Manteca, CA, 95337

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: Harriette Quon

PR NAME: Sherry Denise Quon

FILE #: 25STPB08479

PR ADDRESS: 756 Sather Ct, Brea, CA, 92821

ATTORNEY NAME: Shauna Rae Anderson

PR TYPE: NA **PR PHONE #:** 213-724-5535

ATTORNEY PHONE #: 265989

PR EMAIL:

ATTORNEY EMAIL: sra@lsalawyers.com

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 15581 Cristalino St

ESTIMATED VALUE: 988900

ESTATE CITY: La Puente, CA, 91745

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: Harriette Quon

PR NAME: Sherry Denise Quon

FILE #: 25STPB08479

PR ADDRESS: 756 Sather Ct, Brea, CA, 92821

ATTORNEY NAME: Shauna Rae Anderson

PR TYPE: NA **PR PHONE #:** 213-724-5535

ATTORNEY PHONE #: 265989

PR EMAIL:

ATTORNEY EMAIL: sra@lsalawyers.com

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 436 Solano Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90012

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: Bacilia Clara Mendez

PR NAME: Ulises Romero

FILE #: 25STPB08483

PR ADDRESS: 13627 Utica St, Whittier, CA, 90605

ATTORNEY NAME: Paul S Horn

PR TYPE: NA **PR PHONE #:** 562-556-3020

ATTORNEY PHONE #: 243227

PR EMAIL: ulisesromero90@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 13627 Utica St

ESTIMATED VALUE: 768100

ESTATE CITY: Whittier, CA, 90605

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: George Lee Herpel

PR NAME: Katherine R Currier

FILE #: 25STPB08487

PR ADDRESS: 2025 Oakstone Way, Los Angeles, CA, 90046

ATTORNEY NAME: Alexandra Patricia Prado

PR TYPE: NA **PR PHONE #:** 323-286-3333

ATTORNEY PHONE #: 247351

PR EMAIL: katecurrier@yahoo.com

ATTORNEY EMAIL: apbaxter@prabax.com

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 2025 Oakstone Way

ESTIMATED VALUE: 1086200

ESTATE CITY: Los Angeles, CA, 90046

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Helen Marie Acuna

PR NAME: Felix Hernandez

FILE #: 25STPB08489

PR ADDRESS:,,,

ATTORNEY NAME: Edward Brack Fischel

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

ATTORNEY PHONE #: 155213

PR EMAIL:

ATTORNEY EMAIL: efischel@earthlink.net

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 2925 Athel Dr

ESTIMATED VALUE: 1278500

ESTATE CITY: La Puente, CA, 91745

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: Lalo Schifrin

PR NAME: Donna Schifrin

FILE #: 25STPB08493

PR ADDRESS: 710 N Hillcrest Rd, Beverly Hills, CA, 90210

ATTORNEY NAME: Michael Roy Morris

PR TYPE: NA **PR PHONE #:** 310-945-8577

ATTORNEY PHONE #: 96771

PR EMAIL: dschifrin@att.net

ATTORNEY EMAIL: mrm@vrmlaw.com

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 53380 Circle View Dr

ESTIMATED VALUE: 484300

ESTATE CITY: Idyllwild, CA, 92549

ESTIMATED BALANCE: Noot 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:

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: 07/25/2025

DECEASED NAME: Lalo Schifrin

PR NAME: Donna Schifrin

FILE #: 25STPB08493

PR ADDRESS: 710 N Hillcrest Rd, Beverly Hills, CA, 90210

ATTORNEY NAME: Michael Roy Morris

PR TYPE: NA **PR PHONE #:** 310-945-8577

ATTORNEY PHONE #: 96771

PR EMAIL: dschifrin@att.net

ATTORNEY EMAIL: mrm@vrmlaw.com

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 710 N Hillcrest Rd

ESTIMATED VALUE: 14367100

ESTATE CITY: Beverly Hills, CA, 90210

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Mikel Jason Hands

PR NAME: Ian Robert Greenfield

FILE #: 25STPB08516

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 1333 N Naomi St

ESTIMATED VALUE: 973200

ESTATE CITY: Burbank, CA, 91505

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Ninfa Diacuna

PR NAME: Francisco Diacuna

FILE #: 25STPB08559

PR ADDRESS: 13201 Reedley St, Arleta, CA, 91331

ATTORNEY NAME: Darrell Chase Harriman

PR TYPE: NA **PR PHONE #:** 818-635-6293

ATTORNEY PHONE #: 88693

PR EMAIL: fdiacuna@aol.com

ATTORNEY EMAIL: darrell.harriman@rodnunskylaw.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 13201 Reedley St

ESTIMATED VALUE: 758400

ESTATE CITY: Arleta, CA, 91331

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Ninfa Diacuna

PR NAME: Francisco Diacuna

FILE #: 25STPB08559

PR ADDRESS: 13201 Reedley St, Arleta, CA, 91331

ATTORNEY NAME: Darrell Chase Harriman

PR TYPE: NA **PR PHONE #:** 818-635-6293

ATTORNEY PHONE #: 88693

PR EMAIL: fdiacuna@aol.com

ATTORNEY EMAIL: darrell.harriman@rodnunskylaw.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 13404 Reedley St

ESTIMATED VALUE: 864700

ESTATE CITY: Panorama City, CA, 91402

ESTIMATED BALANCE: Noot 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:

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: 07/29/2025

DECEASED NAME: Valencia L Grimes

PR NAME: Paul D Grimes

FILE #: 25STPB08568

PR ADDRESS:,,,

ATTORNEY NAME: Rodney Thomas Gould

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

ATTORNEY PHONE #: 219234

PR EMAIL:

ATTORNEY EMAIL: rodney@rodneygouldlaw.com

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 276 E 47Th Pl

ESTIMATED VALUE: 578800

ESTATE CITY: Los Angeles, CA, 90011

ESTIMATED BALANCE: Noot 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:

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: 07/29/2025

DECEASED NAME: Enedino Tapia

PR NAME: Richard Lorenzo Tapia

FILE #: 25STPB08611

PR ADDRESS: 9835 Foster Rd Unit C, Downey, CA, 90242

ATTORNEY NAME: Taline Panossian

PR TYPE: NA **PR PHONE #:** 562-824-6876

ATTORNEY PHONE #: 332654

PR EMAIL:

ATTORNEY EMAIL: taline@talinepanossianlaw.com

PR COURT DATE: 07/29/2025.

ESTATE ADDRESS: 6846 San Vincente St

ESTIMATED VALUE: 723600

ESTATE CITY: Paramount, CA, 90723

ESTIMATED BALANCE: Noot 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:

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: 07/30/2025

DECEASED NAME: Brian E Bolling

PR NAME: Esther Lk Bolling

FILE #: 25STPB08631

PR ADDRESS: 444 30Th St, Manhattan Beach, CA, 90266

ATTORNEY NAME: Jennifer Keller Smith

PR TYPE: NA **PR PHONE #:** 520-282-3441

ATTORNEY PHONE #: 210968

PR EMAIL: bollingelk227@gmail.com

ATTORNEY EMAIL: jkellerlaw@gmail.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 444 30Th St

ESTIMATED VALUE: 2875000

ESTATE CITY: Manhattan Beach, CA, 90266

ESTIMATED BALANCE: Noot 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:

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: 07/30/2025

DECEASED NAME: Rhonda L Jefferson

PR NAME: Niema N Jefferson

FILE #: 25STPB08639

PR ADDRESS: 815 S Grand Ave Unit 3, San Pedro, CA, 90731

ATTORNEY NAME: Keith Franklin Simpson

PR TYPE: NA **PR PHONE #:** 310-418-6676

ATTORNEY PHONE #: 196014

PR EMAIL: niema.jefferson@flash.net

ATTORNEY EMAIL: keith@simpsonlaw.net

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 15111 Freeman Ave Unit 46

ESTIMATED VALUE: 515000

ESTATE CITY: Lawndale, CA, 90260

ESTIMATED BALANCE: Noot 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:

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: 07/30/2025

DECEASED NAME: Martha Jean Alcorn

PR NAME: Jewel E Singleton

FILE #: 25STPB08659
90034

PR ADDRESS: 10514 National Blvd Apt 308, Los Angeles, CA,

ATTORNEY NAME: Samantha Real Sales

PR TYPE: NA **PR PHONE #:** 310-997-6625

ATTORNEY PHONE #: 335214

PR EMAIL: la2ego@aol.com

ATTORNEY EMAIL: samantha@weinerlegacylaw.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 3635 Kalsman Dr Unit 4

ESTIMATED VALUE: 529900

ESTATE CITY: Los Angeles, CA, 90016

ESTIMATED BALANCE: Noot 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:

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: 07/31/2025

DECEASED NAME: Elfriede G Flores

PR NAME: David Ramirez Flores

FILE #: 25STPB08684

PR ADDRESS: 3178 Chestnut Ave, Long Beach, CA, 90806

ATTORNEY NAME: Adam Grant

PR TYPE: NA **PR PHONE #:** 562-787-2054

ATTORNEY PHONE #: 276137

PR EMAIL: flrs.dada99@yahoo.com

ATTORNEY EMAIL: adam.grant@lls.edu

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 3178 Chestnut Ave

ESTIMATED VALUE: 750600

ESTATE CITY: Long Beach, CA, 90806

ESTIMATED BALANCE: Noot 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:

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: 07/31/2025

DECEASED NAME: Lowell Wayne Hill

PR NAME: Karen Molleson

FILE #: 25STPB08685

PR ADDRESS: 237 Rees St, Playa Del Rey, CA, 90293

ATTORNEY NAME: Daniel George Felding Jr

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

ATTORNEY PHONE #: 65769

PR EMAIL:

ATTORNEY EMAIL: dfelding@pacbell.net

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 237 Rees St

ESTIMATED VALUE: 1292400

ESTATE CITY: Playa Del Rey, CA, 90293

ESTIMATED BALANCE: Noot 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:

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: 07/31/2025

DECEASED NAME: Eiko Amy Okamura

PR NAME: Hitomi Heidi Okamura

FILE #: 25STPB08690

PR ADDRESS:,,,

ATTORNEY NAME: Jason Stratos Sampas

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

ATTORNEY PHONE #: 299693

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 6805 Hannum Ave

ESTIMATED VALUE: 1128900

ESTATE CITY: Culver City, CA, 90230

ESTIMATED BALANCE: Noot 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:

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: 07/31/2025

DECEASED NAME: Carmella May Perez

PR NAME: Regina Sarinana

FILE #: 25STPB08691

PR ADDRESS: 973 Silvertip Dr, Diamond Bar, CA, 91765

ATTORNEY NAME: Kaylee Kristine Sauvey

PR TYPE: NA **PR PHONE #:** 909-973-5837

ATTORNEY PHONE #: 324659

PR EMAIL: reginasarinana@hotmail.com

ATTORNEY EMAIL: kaylee@sauveylaw.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 14510 Florita Rd

ESTIMATED VALUE: 929500

ESTATE CITY: La Mirada, CA, 90638

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Gilbert Bates

PR NAME: Fred Bates

FILE #: 25STPB08610

PR ADDRESS: 3018 Andalucia Dr, West Covina, CA, 91791

ATTORNEY NAME: John Rowell Gottes

PR TYPE: NA **PR PHONE #:** 626-278-2889

ATTORNEY PHONE #: 134317

PR EMAIL: fredeliao@yahoo.com

ATTORNEY EMAIL: johngottes@gmail.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 110 Bob St

ESTIMATED VALUE: 683200

ESTATE CITY: Monrovia, CA, 91016

ESTIMATED BALANCE: Noot 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:

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: 07/28/2025

DECEASED NAME: Gilbert Bates

PR NAME: Fred Bates

FILE #: 25STPB08610

PR ADDRESS: 3018 Andalucia Dr, West Covina, CA, 91791

ATTORNEY NAME: John Rowell Gottes

PR TYPE: NA **PR PHONE #:** 626-278-2889

ATTORNEY PHONE #: 134317

PR EMAIL: fredeliao@yahoo.com

ATTORNEY EMAIL: johngottes@gmail.com

PR COURT DATE: 07/28/2025.

ESTATE ADDRESS: 5616 E Bay Shore Walk

ESTIMATED VALUE: 2753500

ESTATE CITY: Long Beach, CA, 90803

ESTIMATED BALANCE: Noot 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:

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: 07/30/2025

DECEASED NAME: Edward Vincent Oliva

PR NAME: Vincent P Oliva

FILE #: 25STPB08622

PR ADDRESS: 2303 W Madison Ave, Montebello, CA, 90640

ATTORNEY NAME: Sybil Yvonne Burrell

PR TYPE: NA **PR PHONE #:** 213-792-6150

ATTORNEY PHONE #: 183383

PR EMAIL:

ATTORNEY EMAIL: sybil@sybilburrell.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 2227 Burkett Rd

ESTIMATED VALUE: 641800

ESTATE CITY: El Monte, CA, 91732

ESTIMATED BALANCE: Noot 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:

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: 7/31/25

DECEASED NAME: Ronald Arthur Rafanelli

PR NAME: Larraine Natalie Rafanelli

FILE #: 25PR00852

PR ADDRESS:,,,

ATTORNEY NAME: Kristen Lee Frizzellkerns

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 221384

PR EMAIL:

ATTORNEY EMAIL: kkerns@bfklegal.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 444 Healdsburg Ave

ESTIMATED VALUE:

ESTATE CITY: Healdsburg, CA, 95448

ESTIMATED BALANCE: Noot 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:

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: 7/31/25

DECEASED NAME: Ronald Arthur Rafanelli

PR NAME: Larraine Natalie Rafanelli

FILE #: 25PR00852

PR ADDRESS:,,,

ATTORNEY NAME: Kristen Lee Frizzell Kerns

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 221384

PR EMAIL:

ATTORNEY EMAIL: kkerns@bfklegal.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 452 Healdsburg Ave

ESTIMATED VALUE: 100000

ESTATE CITY: Healdsburg, CA, 95448

ESTIMATED BALANCE: Noot 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:

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: 7/31/25

DECEASED NAME: Ronald Arthur Rafanelli

PR NAME: Larraine Natalie Rafanelli

FILE #: 25PR00852

PR ADDRESS:,,,

ATTORNEY NAME: Kristen Lee Frizzell Kerns

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 221384

PR EMAIL:

ATTORNEY EMAIL: kkerns@bfklegal.com

PR COURT DATE: 07/31/2025.

ESTATE ADDRESS: 833 Josephine Ln

ESTIMATED VALUE: 1143400

ESTATE CITY: Healdsburg, CA, 95448

ESTIMATED BALANCE: Noot 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:

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: 7/30/25

DECEASED NAME: Beverly Anne Enjaian

PR NAME: Wayne Enjaian

FILE #: 25PR133729

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 5084 Seaview Ave

ESTIMATED VALUE: 1008900

ESTATE CITY: Castro Valley, CA, 94546

ESTIMATED BALANCE: Noot 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:

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: 7/30/25

DECEASED NAME: Mary C Tai

PR NAME: Theresa My Tai-Bottenhorn

FILE #: 25PR133722

PR ADDRESS: 1190 Cagle Ct, Dixon, CA, 95620

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 650-823-7322

ATTORNEY PHONE #:

PR EMAIL: tbottenhorn@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6363 Christie Ave Apt 2412

ESTIMATED VALUE: 385200

ESTATE CITY: Emeryville, CA, 94608

ESTIMATED BALANCE: Noot 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:

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: 7/30/25

DECEASED NAME: Mary C Tai

PR NAME: Theresa My Tai-Bottenhorn

FILE #: 25PR133722

PR ADDRESS: 1190 Cagle Ct, Dixon, CA, 95620

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 650-823-7322

ATTORNEY PHONE #:

PR EMAIL: tbottenhorn@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6363 Christie Ave Apt 1914

ESTIMATED VALUE: 385200

ESTATE CITY: Emeryville, CA, 94608

ESTIMATED BALANCE: Noot 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:

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: 8/1/25

DECEASED NAME: Ellen Joyce Lee

PR NAME: Linda Jadasohn

FILE #: 25PR134077

PR ADDRESS:,,,

ATTORNEY NAME: Jay Achem Woidtke

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

ATTORNEY PHONE #: 337033

PR EMAIL:

ATTORNEY EMAIL: jay@woidtke.com

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 20115 Redwood Rd Apt 9

ESTIMATED VALUE: 485500

ESTATE CITY: Castro Valley, CA, 94546

ESTIMATED BALANCE: Noot 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:

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: 8/1/25

DECEASED NAME: Oscar J Williams

PR NAME: Richard E Mcgregory Jr

FILE #: 25PR134008

PR ADDRESS:,,,

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/01/2025.

ESTATE ADDRESS: 6431 Flora St

ESTIMATED VALUE: 479600

ESTATE CITY: Oakland, CA, 94621

ESTIMATED BALANCE: Noot 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:

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: 7/30/25

DECEASED NAME: Mary Kathleen Ward

PR NAME: Theresa A Becchetti

FILE #: PR-25-000803

PR ADDRESS: 1813 White Birch Dr, Hughson, CA, 95326

ATTORNEY NAME: Walter J Schmidt

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

ATTORNEY PHONE #: 48630

PR EMAIL:

ATTORNEY EMAIL: walter@crabtreeschmidt.com

PR COURT DATE: 07/30/2025.

ESTATE ADDRESS: 6520 Graybark Ln

ESTIMATED VALUE: 541200

ESTATE CITY: Hughson, CA, 95326

ESTIMATED BALANCE: Noot 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:

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.