

PROBATE TRACKING SHEET



DATE: 3/26/25

DECEASED NAME: Karl Henry Hoover

PR NAME: Evelyn Dela Cruz-Bingham

FILE #: 25PR199572

PR ADDRESS: 1242 Sandia Ave, Sunnyvale, CA, 94089

ATTORNEY NAME: Evelyn Dela Cruz-Bingham

PR TYPE: Administrator

PR PHONE #: 619-733-7780

ATTORNEY PHONE #: 650-340-8314

PR EMAIL: evehoover@gmail.com

ATTORNEY EMAIL: attyjoern@aol.com

PR COURT DATE: 3/26/25.

ESTATE ADDRESS: 3462 Outlook Ct

ESTIMATED VALUE:

ESTATE CITY: San Jose, CA, 95132

ESTIMATED BALANCE:

[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: 3/27/25

DECEASED NAME: John W Lindstrom

PR NAME: Balvina Castillo

FILE #: 25PR199618

PR ADDRESS: 1031 Park Ave #2, San Jose, CA, 95126

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 408-600-6074

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 3/27/25.

ESTATE ADDRESS: 1632 Trona Way

ESTIMATED VALUE:

ESTATE CITY: San Jose, CA, 95125

ESTIMATED BALANCE:

[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: 3/21/25

DECEASED NAME: Jacquelyn Gail Nelson-Heuer

PR NAME: Colin Heuer

FILE #: 25PR115245

PR ADDRESS: 1991 Bandoni Ave, San Lorenzo, CA, 94580

ATTORNEY NAME: Jodi Phillips

PR TYPE: Administrator

PR PHONE #: 510-372-5764

ATTORNEY PHONE #: 510-430-1518

PR EMAIL: cheuer@sbcglobal.net

ATTORNEY EMAIL: Jodi@VaughtBoutris.com

PR COURT DATE: 3/21/25.

ESTATE ADDRESS: 1991 Bandoni Ave

ESTIMATED VALUE:

ESTATE CITY: San Lorenzo, CA, 94580

ESTIMATED BALANCE:

[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: 4/21/25

DECEASED NAME: Maria Inez Pavao

PR NAME: Joseph S Pavao

FILE #: 25PR119426

PR ADDRESS: 3202 Isherwood Way, Fremont, CA, 94536

ATTORNEY NAME: Diana Redding

PR TYPE: Executor **PR PHONE #:** 209-814-4367

ATTORNEY PHONE #: 510-426-8744

PR EMAIL: jsphpv265@gmail.com

ATTORNEY EMAIL: diana@dianareddinglaw.com

PR COURT DATE: 4/21/25.

ESTATE ADDRESS: 3202 Isherwood Way

ESTIMATED VALUE:

ESTATE CITY: Fremont, CA, 94536

ESTIMATED BALANCE:

[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: 4/22/25

DECEASED NAME: Daniel E Miranda Jr

PR NAME: Mary Montgomery

FILE #: 25PR119636

PR ADDRESS: 18186 Lake Chabot Rd, Castro Valley, CA, 94546

ATTORNEY NAME: Jerome Blaha

PR TYPE: Executor **PR PHONE #:** 510-816-4909

ATTORNEY PHONE #: 925-734-9000

PR EMAIL: mimilovesall@comcast.net

ATTORNEY EMAIL:

PR COURT DATE: 4/22/25.

ESTATE ADDRESS: 18186 Lake Chabot Rd

ESTIMATED VALUE:

ESTATE CITY: Castro Valley, CA, 94546

ESTIMATED BALANCE:

[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: 4/11/25

DECEASED NAME: Cecilia Bobbie Lozano

PR NAME: Robert P Munian

FILE #: PR-25-000372

PR ADDRESS: 158 Hallman Ln #101, Oakdale, CA, 95361

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 443-455-0790

ATTORNEY PHONE #:

PR EMAIL: robertmunian@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/11/25.

ESTATE ADDRESS: 245 School Ave

ESTIMATED VALUE:

ESTATE CITY: Oakdale, CA, 95361

ESTIMATED BALANCE:

[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: 4/10/25

DECEASED NAME: Mary Lee Sprouse

PR NAME: Bobby D Sprouse

FILE #: PR-25-000369

PR ADDRESS: 17910 Steinegul Rd, Escalon, CA, 95320

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 209-735-0266

ATTORNEY PHONE #:

PR EMAIL: bsprouse@worldnet.att.net

ATTORNEY EMAIL:

PR COURT DATE: 4/10/25.

ESTATE ADDRESS: 1409 Laurie Ln

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE:

[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: 4/1/25

DECEASED NAME: Rudy Alberto Burgara

PR NAME: Gracie Topete

FILE #: PR-25-000324

PR ADDRESS: 1116 Avalon Ave, Modesto, CA, 95351

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 209-872-7832

ATTORNEY PHONE #:

PR EMAIL: gracieb38@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 1116 Avalon Ave

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95351

ESTIMATED BALANCE:

[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: 4/1/25

DECEASED NAME: Vincent Joseph Wiley

PR NAME: Olinda Jackson

FILE #: PR-25-000328

PR ADDRESS: 3401 Village Ave, Denair, CA, 95316

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 209-681-9402

ATTORNEY PHONE #:

PR EMAIL: vincent42080@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/1/25.

ESTATE ADDRESS: 1602 Eureka St

ESTIMATED VALUE:

ESTATE CITY: Modesto, CA, 95358

ESTIMATED BALANCE:

[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: 4/18/25

DECEASED NAME: Gloria Connolly

PR NAME: Daniel Connolly

FILE #: P25-00690

PR ADDRESS: 18 Hodur Ct, Pleasant Hill, CA, 94523

ATTORNEY NAME: Mckenna B Koepke

PR TYPE: Executor **PR PHONE #:** 925-586-1112

ATTORNEY PHONE #: 925-945-8831

PR EMAIL: djconnolly99@yahoo.com

ATTORNEY EMAIL: mckenna@blackstockbarsell.com

PR COURT DATE: 4/18/25.

ESTATE ADDRESS: 18 Hodur Ct

ESTIMATED VALUE:

ESTATE CITY: Pleasant Hill, CA, 94523

ESTIMATED BALANCE:

[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: 4/21/25

DECEASED NAME: Persephoni Tsin

PR NAME: Vincent Tsin

FILE #: P25-00695

PR ADDRESS: 9 Beechwood Ct, Pittsburg, CA, 94565

ATTORNEY NAME: Aaron R Feldman

PR TYPE: Executor **PR PHONE #:** 925-914-9064

ATTORNEY PHONE #: 925-283-6691

PR EMAIL: ckittykat@mail.com

ATTORNEY EMAIL: aaron@feldmanlawgroup.com

PR COURT DATE: 4/21/25.

ESTATE ADDRESS: 9 Beechwood Ct

ESTIMATED VALUE:

ESTATE CITY: Pittsburg, CA, 94565

ESTIMATED BALANCE:

[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: 4/18/25

DECEASED NAME: Chris Spence

PR NAME: Clayton E Spence

FILE #: 25PR001363

PR ADDRESS: 6715 Sims Drive, Oakland, CA, 94611

ATTORNEY NAME: Jack Klosek

PR TYPE: Administrator

PR PHONE #: 415-264-3682

ATTORNEY PHONE #: 916-290-7560

PR EMAIL:

ATTORNEY EMAIL: jk@kloseklawoffices.com

PR COURT DATE: 4/18/25.

ESTATE ADDRESS: 2743 Kroy Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95817

ESTIMATED BALANCE:

[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: 4/17/25

DECEASED NAME: Nina Alexandria Plunkett

PR NAME: Janice R Lawson

FILE #: 25PR001345

PR ADDRESS: 5166 Da Vinci Drive, El Dorado Hills, CA, 95762

ATTORNEY NAME: Anthony S Franceschi

PR TYPE: Executor **PR PHONE #:** 714-328-1951

ATTORNEY PHONE #: 916-674-2066

PR EMAIL:

ATTORNEY EMAIL: tony@cpt.law

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 23 Riverbank Pl

ESTIMATED VALUE:

ESTATE CITY: Carmichael, CA, 95608

ESTIMATED BALANCE:

[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: 4/23/25

DECEASED NAME: Ronald F Costa

PR NAME: Kimberley Ramos

FILE #: 25PR001410

PR ADDRESS: 5639 Arboga Road, Olivehurst, CA, 95961

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-598-0852

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/23/25.

ESTATE ADDRESS: 4548 11Th Ave

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95820

ESTIMATED BALANCE:

[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: 4/14/25

DECEASED NAME: Sean Mitchell Corcorran

PR NAME: Julie A Corcorran

FILE #: 25PR00397

PR ADDRESS: 1830 E Napa St, Sonoma, CA, 95476

ATTORNEY NAME: Scott Eric Gullotta

PR TYPE: Executor **PR PHONE #:** 678-977-6080

ATTORNEY PHONE #: 707-938-7234

PR EMAIL: corcorran@bellsouth.net

ATTORNEY EMAIL: eric@gullottalaw.com

PR COURT DATE: 4/14/25.

ESTATE ADDRESS: 1830 E Napa St

ESTIMATED VALUE:

ESTATE CITY: Sonoma, CA, 95476

ESTIMATED BALANCE:

[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: 4/18/25

DECEASED NAME: Abel Daniel Hernandez

PR NAME: Randy Joe Hernandez

FILE #: STK-PR-EST-2025-0000590

PR ADDRESS: 2750 Sand Castle Ct, Stockton, CA, 95209

ATTORNEY NAME: Grace S Johnson

PR TYPE: Personal Representative **PR PHONE #:** 209-625-7551

ATTORNEY PHONE #: 209-333-9292

PR EMAIL:

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 4/18/25.

ESTATE ADDRESS: 2022 Beau Pre St

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95206

ESTIMATED BALANCE:

[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: 3/28/25

DECEASED NAME: Shirley Mae Judson

PR NAME: Karen Judson

FILE #: STK-PR-EST-2025-0000593

PR ADDRESS: 3367 Estero Dr, San Ramon, CA, 94583

ATTORNEY NAME: Tyler P Krueger

PR TYPE: Personal Representative **PR PHONE #:** 925-973-9333

ATTORNEY PHONE #: 408-779-2106

PR EMAIL:

ATTORNEY EMAIL: tyler@fosterkruegerlaw.com

PR COURT DATE: 3/28/25.

ESTATE ADDRESS: 10478 S Janet Rd

ESTIMATED VALUE:

ESTATE CITY: French Camp, CA, 95231

ESTIMATED BALANCE:

[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: 4/3/25

DECEASED NAME: Perpetua Comstock-Fritchie

PR NAME: William Fritchie

FILE #: STK-PR-EST-2025-0000598

PR ADDRESS: 1933 W Valpico Rd, Tracy, CA, 95376

ATTORNEY NAME:

PR TYPE: Personal Representative **PR PHONE #:** 209-833-8100

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 1933 W Valpico Rd

ESTIMATED VALUE:

ESTATE CITY: Tracy, CA, 95376

ESTIMATED BALANCE:

[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: 4/24/25

DECEASED NAME: Laura Dinges

PR NAME: Derek Dinges

FILE #: STK-PR-EST-2025-0000628

PR ADDRESS: 7593 Monbo Rd, Catawba, NC, 28609

ATTORNEY NAME: Grace S Johnson

PR TYPE: Personal Representative **PR PHONE #:** 210-861-2326

ATTORNEY PHONE #: 209-333-9292

PR EMAIL: babyatemydingo@cox.net

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 4/24/25.

ESTATE ADDRESS: 1866 Venetian Dr

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95207

ESTIMATED BALANCE:

[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.