

PROBATE TRACKING SHEET



DATE: 4/30/25

DECEASED NAME: Donna Lee Martin

PR NAME: Kenneth C Martin

FILE #: 25PR00474

PR ADDRESS: 201 Hayman Ct, Santa Rosa, CA, 95409

ATTORNEY NAME: Ronald P Wargo li

PR TYPE: Executor **PR PHONE #:** 707-396-7783

ATTORNEY PHONE #: 707-543-4900

PR EMAIL: deannam20@hotmail.com

ATTORNEY EMAIL: rwargo@frigolaw.com

PR COURT DATE: 4/30/25.

ESTATE ADDRESS: 1011 Yuba Dr

ESTIMATED VALUE:

ESTATE CITY: Santa Rosa, CA, 95407

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: 5/5/25

DECEASED NAME: Nina Wirch

PR NAME: Carin Kaltschmidt

FILE #: P25-00784

PR ADDRESS: 319 Wingfield Ct, Danville, CA, 94526

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 415-806-0283

ATTORNEY PHONE #:

PR EMAIL: carin_elaine@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 1235 Sunshine Cir

ESTIMATED VALUE:

ESTATE CITY: Danville, CA, 94506

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?

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Paulette Graves

PR NAME: Jayme Gordis

FILE #: P25-00799

PR ADDRESS: 1040 77Th St, Brooklyn, NY, 11228

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 917-214-8830

ATTORNEY PHONE #:

PR EMAIL: jaymegordis@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 2371 Buena Vista Ave

ESTIMATED VALUE:

ESTATE CITY: Walnut Creek, CA, 94597

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?

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Michael Stead

PR NAME: Mercedes A Stead

FILE #: P25-00801

PR ADDRESS: 508 Quail Hill Ct, Walnut Creek, CA, 94595

ATTORNEY NAME: Amanda E Sherwood

PR TYPE: Executor **PR PHONE #:** 925-525-5211

ATTORNEY PHONE #: 925-253-1717

PR EMAIL: mercedeslannes@gmail.com

ATTORNEY EMAIL: asherwood@hbzlawyers.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 1770 N Main St

ESTIMATED VALUE:

ESTATE CITY: Walnut Creek, CA, 94596

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/6/25

DECEASED NAME: Beatrice Eisley

PR NAME: Alice Eisley

FILE #: P25-00809

PR ADDRESS: 544 28Th St, Richmond, CA, 94804

ATTORNEY NAME: Osby Davis

PR TYPE: Administrator

PR PHONE #: 415-235-6716

ATTORNEY PHONE #: 707-644-7424

PR EMAIL: aliceeisley@yahoo.com

ATTORNEY EMAIL: osbydavislaw@gmail.com

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 330 S 16Th St

ESTIMATED VALUE:

ESTATE CITY: Richmond, CA, 94804

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?

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PROBATE TRACKING SHEET



DATE: 5/8/25

DECEASED NAME: Nancy Wansick

PR NAME: John Wansick

FILE #: P25-00833

PR ADDRESS: 7761 Stockton Ave, El Cerrito, CA, 94530

ATTORNEY NAME: Robert G Bonovich

PR TYPE: Executor **PR PHONE #:** 510-501-0530

ATTORNEY PHONE #: 510-799-1600

PR EMAIL: bwansick@gmail.com

ATTORNEY EMAIL: bonobob1@comcast.net

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 260 Coronado St

ESTIMATED VALUE:

ESTATE CITY: Hercules, CA, 94547

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?

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PROBATE TRACKING SHEET



DATE: 5/6/25

DECEASED NAME: Edward Thomas Hawse

PR NAME: Dorothy M Hawse

FILE #: 25PR001577

PR ADDRESS: 5131 46Th St, Sacramento, CA, 95820

ATTORNEY NAME: Dorothy M Hawse

PR TYPE: Executor **PR PHONE #:** 916-206-3527

ATTORNEY PHONE #:

PR EMAIL: dhawse46@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 5/6/25.

ESTATE ADDRESS: 10766 5Th St

ESTIMATED VALUE:

ESTATE CITY: Hood, CA, 95639

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?

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: William F Doncaster

PR NAME: Sabrina P Doncaster

FILE #: 25PR001571

PR ADDRESS: 137 Donner Dr, Vacaville, CA, 95687

ATTORNEY NAME: Sarah Zwierzynski

PR TYPE: Executor **PR PHONE #:** 916-627-6408

ATTORNEY PHONE #: 916-850-0529

PR EMAIL: sabrinadoncaster@gmail.com

ATTORNEY EMAIL: sarah@sarahzlaw.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 8655 Elk Ridge Way

ESTIMATED VALUE:

ESTATE CITY: Elk Grove, CA, 95624

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?

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Rodger Wayne Gates

PR NAME: Linda Gates

FILE #: 25PR001564

PR ADDRESS: 6900 Almond Avenue Sp 14, Orangevale, CA, 95662

ATTORNEY NAME: Terri L Popkes

PR TYPE: Administrator

PR PHONE #: 916-834-7208

ATTORNEY PHONE #: 916-966-2260

PR EMAIL:

ATTORNEY EMAIL: tlpopkes@bpelaw.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 5624 Greenacres Way

ESTIMATED VALUE:

ESTATE CITY: Orangevale, CA, 95662

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?

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Iris Dewaynne Rodenhurst

PR NAME: Michael Allen Narducci Jr

FILE #: 25PR001559

PR ADDRESS: 2558 Dewey Place #C4, Grand Junction, CO, 81556

ATTORNEY NAME: Louis Demas

PR TYPE: Administrator

PR PHONE #: 530-230-7622

ATTORNEY PHONE #: 916-498-9055

PR EMAIL: mnarducci65@gmail.com

ATTORNEY EMAIL: ldemas@demaslaw.com

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 3893 12Th Ave

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?

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PROBATE TRACKING SHEET



DATE: 5/1/25

DECEASED NAME: Victoria Anne O'Leary

PR NAME: Jason Daniel Martinez

FILE #: 25PR001522

PR ADDRESS: 611 West Grove St, Dexter, NY, 13634

ATTORNEY NAME: Donald P Madsen

PR TYPE: Administrator

PR PHONE #: 207-598-5922

ATTORNEY PHONE #: 916-923-9347

PR EMAIL:

ATTORNEY EMAIL: don@madsenlaw.com

PR COURT DATE: 5/1/25.

ESTATE ADDRESS: 5640 Verner Oak Ct Unit 1

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95841

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/9/25

DECEASED NAME: David M Carter

PR NAME: Danette Carter

FILE #: 25PR001625

PR ADDRESS: 1300 Shadowglen Rd, Sacramento, CA, 95864

ATTORNEY NAME: Christine James

PR TYPE: Administrator

PR PHONE #: 916-768-2619

ATTORNEY PHONE #: 530-470-9291

PR EMAIL: hartless2u@email2me.net

ATTORNEY EMAIL: rubylaw@msn.com

PR COURT DATE: 5/9/25.

ESTATE ADDRESS: 1300 Shadowglen Rd

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95864

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?

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PROBATE TRACKING SHEET



DATE: 5/9/25

DECEASED NAME: Dorothy R Schotsal

PR NAME: John Schotsal

FILE #: 25PR001624

PR ADDRESS: 2233 Indian Wells Ct, Sacramento, CA, 95833

ATTORNEY NAME: Carolyn M Devon

PR TYPE: Administrator

PR PHONE #: 916-715-0403

ATTORNEY PHONE #: 916-250-1845

PR EMAIL: rymonkey22@aol.com

ATTORNEY EMAIL: carolyn@nelsonestatelaw.com

PR COURT DATE: 5/9/25.

ESTATE ADDRESS: 6211 14Th St

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95831

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 5/5/25

DECEASED NAME: Kimberley Renae Seibold

PR NAME: Jennifer Conradi

FILE #: STK-PR-EST-2025-0000697

PR ADDRESS: 220 Mckelvey Ave, Stockton, CA, 95210

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 209-294-5521

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 5/5/25.

ESTATE ADDRESS: 9828 Country Meadow Dr

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95209

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?

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PROBATE TRACKING SHEET



DATE: 5/8/25

DECEASED NAME: Mohammed Harub Khan

PR NAME: Zahara Zarina Khan

FILE #: STK-PR-EST-2025-0000719

PR ADDRESS: 15863 Grayson Rd, Lathrop, CA, 95330

ATTORNEY NAME: Grace S Johnson

PR TYPE: NA **PR PHONE #:** 209-740-2865

ATTORNEY PHONE #: 209-333-9292

PR EMAIL:

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 15863 Grayson Rd

ESTIMATED VALUE:

ESTATE CITY: Lathrop, CA, 95330

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?

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Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

COLD CALL SCRIPT

[Be Sure You Check the DNC List]

Any TCPA Violation(s) falls directly on the individual agent.

PROBATE TRACKING SHEET



DATE: 5/8/25

DECEASED NAME: Aaron Swanson

PR NAME: Sean Swanson

FILE #: STK-PR-EST-2025-0000720

PR ADDRESS: 510 Nw 84Th Ave, Plantation, FL, 33324

ATTORNEY NAME: Andrew D Smith

PR TYPE: NA **PR PHONE #:** 954-591-1150

ATTORNEY PHONE #: 209-333-9292

PR EMAIL:

ATTORNEY EMAIL: andrew@smithandjohnsonlaw.com

PR COURT DATE: 5/8/25.

ESTATE ADDRESS: 874 E Augusta St

ESTIMATED VALUE:

ESTATE CITY: Woodbridge, CA, 95258

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:

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PROBATE TRACKING SHEET



DATE: 4/23/25

DECEASED NAME: Lisa Marie Simons

PR NAME: Eduardo Guerrero

FILE #: STK-PR-EST-2025-0000721

PR ADDRESS: 1177 Pine St, Manteca, CA, 95336

ATTORNEY NAME: Gina Leguria

PR TYPE: NA **PR PHONE #:** 209-481-8748

ATTORNEY PHONE #: 209-416-0353

PR EMAIL:

ATTORNEY EMAIL: gina@legurialaw.com

PR COURT DATE: 4/23/25.

ESTATE ADDRESS: 414 Cherry Ln Apt A

ESTIMATED VALUE:

ESTATE CITY: Manteca, CA, 95337

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:

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PROBATE TRACKING SHEET



DATE: 4/2/25

DECEASED NAME: Alexandru Pechiu

PR NAME: Raul Pechiu

FILE #: 25PR117087

PR ADDRESS: 2532 Riviera Cir, El Dorado Hills, CA, 95762

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-861-5899

ATTORNEY PHONE #:

PR EMAIL: pcd2126@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 4/2/25.

ESTATE ADDRESS: 5912 Mayhews Landing Rd

ESTIMATED VALUE:

ESTATE CITY: Newark, CA, 94560

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?

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PROBATE TRACKING SHEET



DATE: 4/3/25

DECEASED NAME: Emily Thomas

PR NAME: Marilyn Miller

FILE #: 25PR117227

PR ADDRESS: 300 Phoebe Ct, Lincoln, CA, 95648

ATTORNEY NAME: Elise Balgley

PR TYPE: Administrator

PR PHONE #: 510-220-9138

ATTORNEY PHONE #: 510-791-1888

PR EMAIL: mare0311@sbcglobal.net

ATTORNEY EMAIL: ebalgley@3blawfirm.com

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 344 Goleta Ter

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?

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PROBATE TRACKING SHEET



DATE: 4/4/25

DECEASED NAME: Stephen Leftridge

PR NAME: Deborah Leftridge

FILE #: 25PR117480

PR ADDRESS: 862 22Nd St, Oakland, CA, 94607

ATTORNEY NAME: Marquis Danyel Owens

PR TYPE: Administrator

PR PHONE #: 917-533-3945

ATTORNEY PHONE #: 510-876-5817

PR EMAIL: ddlefridge@aol.com

ATTORNEY EMAIL: marquis@mowenslaw.com

PR COURT DATE: 4/4/25.

ESTATE ADDRESS: 4850 Gordon St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94601

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?

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