

PROBATE TRACKING SHEET



DATE: 7/10/25

DECEASED NAME: Michael David Ayers

PR NAME: Larry Ayers

FILE #: S-PR-0013674

PR ADDRESS: 11017 Caballo Circle, Auburn, CA, 95603

ATTORNEY NAME: David L Brown

PR TYPE: Administrator

PR PHONE #: 530-823-1332

ATTORNEY PHONE #: 200665

PR EMAIL:

ATTORNEY EMAIL: bprlaw@bprlaw.net

PR COURT DATE: 06/26/2025.

ESTATE ADDRESS: 7575 Mears Pl

ESTIMATED VALUE: 768200

ESTATE CITY: Auburn, CA, 95602

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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 7/9/25

DECEASED NAME: Frank Gerald Jensen

PR NAME: Debra Ann Jensen

FILE #: S-PR-0013673

PR ADDRESS: 4256 Echo Rock Lane, Roseville, CA, 95747

ATTORNEY NAME: Alyssa L Bolan

PR TYPE: Executor **PR PHONE #:** 530-417-5505

ATTORNEY PHONE #: 306627

PR EMAIL:

ATTORNEY EMAIL: alyssa@seasonslaw.com

PR COURT DATE: 07/08/2025.

ESTATE ADDRESS: 4256 Echo Rock Ln

ESTIMATED VALUE: 790600

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?

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PROBATE TRACKING SHEET



DATE: 7/18/25

DECEASED NAME: Sheri Reese

PR NAME: Lois Serpa

FILE #: P25-01270

PR ADDRESS: 2280 Espana Ln, Rio Vista, CA, 94571

ATTORNEY NAME: Gregory P Goehring

PR TYPE: Administrator

PR PHONE #: 510-634-8349

ATTORNEY PHONE #: 173496

PR EMAIL: bnlserpa@sbcglobal.net

ATTORNEY EMAIL: gregorygoehring@att.net

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 54 Glenwood

ESTIMATED VALUE: 385300

ESTATE CITY: Hercules, CA, 94547

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/15/25

DECEASED NAME: Nicholas J Massa

PR NAME: John L Massa

FILE #: 25PR200437

PR ADDRESS: 2224 Creekside Dr, Longmont, CO, 80504

ATTORNEY NAME: David Soon Park

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

ATTORNEY PHONE #:

PR EMAIL: jmassa@sprintpcs.com

ATTORNEY EMAIL:

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 2208 Galveston Ave Unit C

ESTIMATED VALUE: 688200

ESTATE CITY: San Jose, CA, 95122

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/16/25

DECEASED NAME: James Ray Farris

PR NAME: Madisyn L Farris

FILE #: 25PR002398

PR ADDRESS: 7124 Chesline Drive, Citrus Heights, CA, 95621

ATTORNEY NAME: Benjamin D Harvey

PR TYPE: Executor **PR PHONE #:** 916-472-8528

ATTORNEY PHONE #: 91750

PR EMAIL:

ATTORNEY EMAIL: ben@benharveylaw.com

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 7124 Chesline Drive

ESTIMATED VALUE: 432200

ESTATE CITY: Citrus Heights, CA, 95610

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/16/25

DECEASED NAME: Yelena Kolosey

PR NAME: Inna Arabadzhi

FILE #: 25PR002404

PR ADDRESS: 2352 Lockton Dr, Roseville, CA, 95747

ATTORNEY NAME: William L Walker

PR TYPE: Administrator

PR PHONE #: 916-694-3501

ATTORNEY PHONE #: 166878

PR EMAIL:

ATTORNEY EMAIL: bill@WilliamWalkerlaW.COM

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 10376 El Grande Ct

ESTIMATED VALUE: 468100

ESTATE CITY: Rancho Cordova, CA, 95670

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/18/25

DECEASED NAME: Ana Taumoefolau

PR NAME: Feaoivaha Taumoefolau

FILE #: 25PR002439

PR ADDRESS: 48 Northwich Ct, Sacramento, CA, 95832

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-509-1465

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/17/2025.

ESTATE ADDRESS: 48 Northwich Ct

ESTIMATED VALUE: 628500

ESTATE CITY: Sacramento, CA, 95832

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Michael T Bischoff

PR NAME: Ann Disalvo

FILE #: 25PR002455

PR ADDRESS: 2411 3 1/4 5Th St, Cumberland, WI, 54829

ATTORNEY NAME: Robert M Logan

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 144435

PR EMAIL:

ATTORNEY EMAIL: folsomlakelaw@gmail.com

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 3615 Whitney Ave

ESTIMATED VALUE: 378500

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Glenn Lane

PR NAME: Randel Lane

FILE #: 25PR132307

PR ADDRESS: 11629 Cody Lane, Frisco, TX, 75033

ATTORNEY NAME: Kenneth Howard Horowitz

PR TYPE: Executor **PR PHONE #:** 623-261-6022

ATTORNEY PHONE #: 133764

PR EMAIL: randel.lane@aol.com

ATTORNEY EMAIL: khorowitz@arcr.com

PR COURT DATE: 07/20/2025.

ESTATE ADDRESS: 3710 Wisconsin St

ESTIMATED VALUE: 764500

ESTATE CITY: Oakland, CA, 94619

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: James W Roberson

PR NAME: Rita Roberson

FILE #: 25PR131823
, Oakland, CA, 94603

PR ADDRESS: 1428 105Th Ave, Unit 551

ATTORNEY NAME: Peter Hass

PR TYPE: Administrator

PR PHONE #: 925-303-7517

ATTORNEY PHONE #:

PR EMAIL: shejazze58@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 1433 87Th Ave

ESTIMATED VALUE: 435500

ESTATE CITY: Oakland, CA, 94621

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Shirley Marquez Marasigan

PR NAME: Marquis Marasigan

FILE #: 25PR131659

PR ADDRESS: 6350 S Riley St, Unit 104, Las Vegas , NV, 89148

ATTORNEY NAME: Emma Drew Woidtke

PR TYPE: Administrator

PR PHONE #: 725-244-1750

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL: emma@woidtke.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 13940 Santiago Rd

ESTIMATED VALUE: 762200

ESTATE CITY: San Leandro, CA, 94577

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Rosalind Marie Suttice

PR NAME: John Hodges

FILE #: 25PR132496

PR ADDRESS: 526 Douglas Avenue, Oakland, CA, 94603

ATTORNEY NAME: Mark Saakian

PR TYPE: Administrator

PR PHONE #: 415-574-7066

ATTORNEY PHONE #: 315902

PR EMAIL: thegreatjohna@att.net

ATTORNEY EMAIL: mark@civilitylaw.com

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 526 Douglas Ave

ESTIMATED VALUE: 422200

ESTATE CITY: Oakland, CA, 94603

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Jonetta C Ailsworth

PR NAME: Brian Toeppen

FILE #: 25PR132313

PR ADDRESS: 5271 Irene Way, Livermore, CA, 94550

ATTORNEY NAME: Grant Alexander Toeppen

PR TYPE: Administrator

PR PHONE #: 925-640-6276

ATTORNEY PHONE #: 282199

PR EMAIL: chillinonice@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 1155 58Th Ave

ESTIMATED VALUE: 338000

ESTATE CITY: Oakland, CA, 94621

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Raymond B Wallace

PR NAME: Roger B Wallace

FILE #: 25PR132311

PR ADDRESS: 1638 Keller Avenue, San Lorenzo, CA, 94580

ATTORNEY NAME: Christian R Jajeh

PR TYPE: Administrator

PR PHONE #: 209-603-1430

ATTORNEY PHONE #: 333003

PR EMAIL: emtgcp@live.com

ATTORNEY EMAIL: christian@jajeh.law

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 258 Rachael Pl

ESTIMATED VALUE:

ESTATE CITY: Pleasanton, CA, 94566

ESTIMATED BALANCE: Not Avilible

[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: 7/16/25

DECEASED NAME: James R Abbey

PR NAME: Denise R Abbey

FILE #: PR-25-000764

PR ADDRESS: 1521 Wylie Dr, Modesto, CA, 95355

ATTORNEY NAME: Frank M Lima

PR TYPE: Decedent's Estate **PR PHONE #:** 804-631-6914

ATTORNEY PHONE #: 151287

PR EMAIL: denisea3539@yahoo.com

ATTORNEY EMAIL: flima@limalaw.net

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 1521 Wylie Dr

ESTIMATED VALUE: 425600

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Availible

[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: 7/16/25

DECEASED NAME: James R Abbey

PR NAME: Denise R Abbey

FILE #: PR-25-000764

PR ADDRESS: 1521 Wylie Dr, Modesto, CA, 95355

ATTORNEY NAME: Frank M Lima

PR TYPE: Decedent's Estate **PR PHONE #:** 804-631-6914

ATTORNEY PHONE #: 151287

PR EMAIL: denisea3539@yahoo.com

ATTORNEY EMAIL: flima@limalaw.net

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 4506 W Service Rd

ESTIMATED VALUE: 2036600

ESTATE CITY: Modesto, CA, 95358

ESTIMATED BALANCE: Not Availible

[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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PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 4548 W Service Rd

ESTIMATED VALUE: 888000

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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