

PROBATE TRACKING SHEET



DATE: 6/4/25

DECEASED NAME: Abelardo Gil

PR NAME: Alicia Gil

FILE #: 2025PRDE044927

PR ADDRESS: 520 Coronado St, Ventura, CA, 93001

ATTORNEY NAME: Frederick Rosenmund

PR TYPE: Administrator

PR PHONE #: 805-607-9881

ATTORNEY PHONE #: 90033

PR EMAIL: soniagil@att.net

ATTORNEY EMAIL:

PR COURT DATE: 06/04/2025.

ESTATE ADDRESS: 520 Coronado St

ESTIMATED VALUE:

ESTATE CITY: Ventura, CA, 93001

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: 6/6/25

DECEASED NAME: Michael Lee Caldwell

PR NAME: Lanae Marie Caldwell

FILE #: 25STPB06547

PR ADDRESS: 4228 E 6Th St, Long Beach, CA, 90814

ATTORNEY NAME: Jon Alan Sanjose

PR TYPE: NA **PR PHONE #:** 562-505-8779

ATTORNEY PHONE #: 151892

PR EMAIL:

ATTORNEY EMAIL: jonsanjoselaw@aol.com

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 6255 E Marina View Dr

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90803

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: 6/6/25

DECEASED NAME: Stanley Palmer Graham

PR NAME: Christine Bounce

FILE #: 25STPB06533

PR ADDRESS:,,,

ATTORNEY NAME: Melissa Hamilton

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

ATTORNEY PHONE #: 175957

PR EMAIL:

ATTORNEY EMAIL: melissahamilton@williamsandhamilton.com

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 8160 Manitoba St Apt 114

ESTIMATED VALUE:

ESTATE CITY: Playa Del Rey, CA, 90293

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: 6/6/25

DECEASED NAME: Carroll Rasmussen

PR NAME: Eric Rasmussen

FILE #: 25STPB06534

PR ADDRESS: 218 S E St, Lompoc, CA, 93436

ATTORNEY NAME: Martin S Reed

PR TYPE: NA **PR PHONE #:** 818-518-6932

ATTORNEY PHONE #: 58096

PR EMAIL: meetflower@hotmail.com

ATTORNEY EMAIL: msreed@msreedlaw.com

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 28611 Bamfield Dr

ESTIMATED VALUE:

ESTATE CITY: Agoura Hills, CA, 91301

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: 6/9/25

DECEASED NAME: Karla Camille Augustine

PR NAME: Michael L Augustine

FILE #: 25STPB06601

PR ADDRESS: 12349 Dune St, Norwalk, CA, 90650

ATTORNEY NAME: Margo Ann Bergkvist

PR TYPE: NA **PR PHONE #:** 562-688-0825

ATTORNEY PHONE #: 183783

PR EMAIL: gctchristiannews@aol.com

ATTORNEY EMAIL: margo@lawbbc.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 12349 Dune St

ESTIMATED VALUE:

ESTATE CITY: Norwalk, CA, 90650

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: 6/9/25

DECEASED NAME: Barbara Sparks Kennard

PR NAME: George P Sparks

FILE #: 25STPB06588

PR ADDRESS: 10956 Baroque Ln, San Diego, CA, 92124

ATTORNEY NAME: Angela J Kil

PR TYPE: NA **PR PHONE #:** 619-279-0474

ATTORNEY PHONE #: 260237

PR EMAIL: george.sparks@msn.com

ATTORNEY EMAIL: angela@caricofirm.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 218 Thorne St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90042

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: 6/9/25

DECEASED NAME: Clifford Martin

PR NAME: Rachel Bates

FILE #: 25STPB06596

PR ADDRESS:,,,

ATTORNEY NAME: Kira Sue Masteller

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

ATTORNEY PHONE #: 226054

PR EMAIL:

ATTORNEY EMAIL: kmasteller@lewitthackman.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 1017 N Niagara St

ESTIMATED VALUE:

ESTATE CITY: Burbank, CA, 91505

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: 6/9/25

DECEASED NAME: Clifford Martin

PR NAME: Rachel Bates

FILE #: 25STPB06596

PR ADDRESS:,,,

ATTORNEY NAME: Kira Sue Masteller

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

ATTORNEY PHONE #: 226054

PR EMAIL:

ATTORNEY EMAIL: kmasteller@lewitthackman.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 21495 Iglesia Dr

ESTIMATED VALUE:

ESTATE CITY: Woodland Hills, CA, 91364

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: 6/9/25

DECEASED NAME: Dwight George Muskrath Jr

PR NAME: Susan Stauber

FILE #: 25STPB06565

PR ADDRESS: 78745 Avenida Ultimo, La Quinta, CA, 92253

ATTORNEY NAME: Charles Kirkwood Mills

PR TYPE: NA **PR PHONE #:** 760-902-6574

ATTORNEY PHONE #: 151810

PR EMAIL: milystauber@ymail.com

ATTORNEY EMAIL: ckmills@msn.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 23526 Via Boscana

ESTIMATED VALUE:

ESTATE CITY: Santa Clarita, CA, 91355

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: 6/9/25

DECEASED NAME: Vivian Joyce Wallin

PR NAME: Stephanie Taesali

FILE #: 25STPB06564

PR ADDRESS: 1637 Elm St, Alhambra, CA, 91803

ATTORNEY NAME: Stephanie Anne Macuiba

PR TYPE: NA **PR PHONE #:** 626-318-7864

ATTORNEY PHONE #: 297455

PR EMAIL: steftaesali68@yahoo.com

ATTORNEY EMAIL: stephanie@macuibalaw.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 1637 Elm St

ESTIMATED VALUE:

ESTATE CITY: Alhambra, CA, 91803

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: 6/10/25

DECEASED NAME: Lillian J Alden

PR NAME: Rian Romoli

FILE #: 25STPB06643

PR ADDRESS: 823 Milmada Dr, La Canada Flintridge, CA, 91011

ATTORNEY NAME: Tori J Freeborn

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

ATTORNEY PHONE #: 293750

PR EMAIL:

ATTORNEY EMAIL: tori@eickfreeborn.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 823 Milmada Dr

ESTIMATED VALUE:

ESTATE CITY: La Canada Flintridge, CA, 91011

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/10/25

DECEASED NAME: Guadalupe Ayon

PR NAME: Miguel Ayon

FILE #: 25STPB06625

PR ADDRESS: 11526 Avalon Blvd, Los Angeles, CA, 90061

ATTORNEY NAME: Marcus J Chang

PR TYPE: NA **PR PHONE #:** 323-313-3486

ATTORNEY PHONE #: 268082

PR EMAIL:

ATTORNEY EMAIL: mchang@guzmanlg.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 11526 Avalon Blvd

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90061

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: 6/10/25

DECEASED NAME: Hilda Defendini

PR NAME: Glenn L Del Valle

FILE #: 25STPB06649
91770

PR ADDRESS: 8521 La Madrina Dr #8519, Rosemead, CA,

ATTORNEY NAME: Gisselle M Quintana

PR TYPE: NA **PR PHONE #:** 323-788-4754

ATTORNEY PHONE #: 285827

PR EMAIL: troar1982@hotmail.com

ATTORNEY EMAIL: contact@legacy-lawyers.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 8519 La Madrina Dr

ESTIMATED VALUE:

ESTATE CITY: Rosemead, CA, 91770

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: 6/10/25

DECEASED NAME: Walter W Hopson Jr

PR NAME: Ayesha Hopson

FILE #: 25STPB06623

PR ADDRESS: 267 E Poppyfields Dr, Altadena, CA, 91001

ATTORNEY NAME: Steffanie Danielle Stelnick

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

ATTORNEY PHONE #: 290248

PR EMAIL: ayesha.hopson@att.net

ATTORNEY EMAIL: steffanie@stelnicklaw.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 267 E Poppyfields Dr

ESTIMATED VALUE:

ESTATE CITY: Altadena, CA, 91001

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: 6/10/25

DECEASED NAME: Daniel Iii Mobley

PR NAME: Daniel Iv Mobley

FILE #: 25STPB06621

PR ADDRESS: 2928 Artesia Blvd, Torrance, CA, 90504

ATTORNEY NAME: Rodney Thomas Gould

PR TYPE: NA **PR PHONE #:** 661-618-8792

ATTORNEY PHONE #: 219234

PR EMAIL: danmobley56@gmail.com

ATTORNEY EMAIL: rodney@rodneygouldlaw.com

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 44356 23Rd St W

ESTIMATED VALUE:

ESTATE CITY: Lancaster, CA, 93536

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 6/10/25

DECEASED NAME: Jean Succar

PR NAME: Cetina Edith Lorena Encalada

FILE #: 25STPB06633

PR ADDRESS:,,,

ATTORNEY NAME: Christine Patterson Snapp

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

ATTORNEY PHONE #: 228378

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 06/10/2025.

ESTATE ADDRESS: 9309 Dinsdale St

ESTIMATED VALUE:

ESTATE CITY: Downey, CA, 90240

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.

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 6/11/25

DECEASED NAME: Delia Julia Alvarado

PR NAME: Gloria Bonilla

FILE #: 25STPB06671

PR ADDRESS: 11517 Walnut St, Whittier, CA, 90606

ATTORNEY NAME: Darrell Gene Brooke

PR TYPE: NA **PR PHONE #:** 562-371-7218

ATTORNEY PHONE #: 118071

PR EMAIL: gbonilla0412@gmail.com

ATTORNEY EMAIL: darrell@monroviatrust.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 11517 Walnut St

ESTIMATED VALUE:

ESTATE CITY: Los Nietos, CA, 90606

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: 6/11/25

DECEASED NAME: Donna Darlene Banks

PR NAME: David Banks

FILE #: 25STPB06692

PR ADDRESS: 9402 S Van Ness Ave, Los Angeles, CA, 90047

ATTORNEY NAME: Myron Anthony Campbell li

PR TYPE: NA **PR PHONE #:** 323-547-9014

ATTORNEY PHONE #: 333150

PR EMAIL:

ATTORNEY EMAIL: myron@agapeesquirelaw.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 9402 S Van Ness Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90047

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: 6/11/25

DECEASED NAME: Margareta Becker

PR NAME: Gary T Becker

FILE #: 25STPB06662

PR ADDRESS: 13652 Cantara St, Panorama City, CA, 91402

ATTORNEY NAME: Lisa Carol Alexander

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

ATTORNEY PHONE #: 122975

PR EMAIL:

ATTORNEY EMAIL: alexander@jaklelaw.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 1311 Maple Ave

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90015

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

ATTORNEY PHONE #: 122975

PR EMAIL:

ATTORNEY EMAIL: alexander@jaklelaw.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 316 E Pico Blvd

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90015

ESTIMATED BALANCE:

[Ring... Ring...]

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PR EMAIL:

ATTORNEY EMAIL: alexander@jaklelaw.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 318 E Pico Blvd

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90015

ESTIMATED BALANCE:

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FILE #: 25STPB06662

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ATTORNEY NAME: Lisa Carol Alexander

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

ATTORNEY PHONE #: 122975

PR EMAIL:

ATTORNEY EMAIL: alexander@jaklelaw.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 509 N Roxbury Dr

ESTIMATED VALUE:

ESTATE CITY: Beverly Hills, CA, 90210

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/11/25

DECEASED NAME: Margaret Cerda

PR NAME: Christina Herman

FILE #: 25STPB06704

PR ADDRESS: 3696 Green Ave, Los Alamitos, CA, 90720

ATTORNEY NAME: John Rowell Gottes

PR TYPE: NA **PR PHONE #:** 562-686-0800

ATTORNEY PHONE #: 134317

PR EMAIL: chrisryus@yahoo.com

ATTORNEY EMAIL: johngottes@gmail.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 9615 Winchell St

ESTIMATED VALUE:

ESTATE CITY: Pico Rivera, CA, 90660

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: 6/11/25

DECEASED NAME: Robert Harry Huetter

PR NAME: Susan Elizabeth Huetter

FILE #: 25STPB06663

PR ADDRESS: 25410 Oak St, Lomita, CA, 90717

ATTORNEY NAME: Lorenzo Carra Stoller

PR TYPE: NA **PR PHONE #:** 805-801-8960

ATTORNEY PHONE #: 291581

PR EMAIL:

ATTORNEY EMAIL: lstoller@theprobatehouse.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 25410 Oak St

ESTIMATED VALUE:

ESTATE CITY: Lomita, CA, 90717

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: 6/11/25

DECEASED NAME: Frederick C Lorenzen

PR NAME: Katherine Della Donna Lorenzen

FILE #: 25STPB06677

PR ADDRESS:,,,

ATTORNEY NAME: Michael John Buley

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

ATTORNEY PHONE #: 164249

PR EMAIL:

ATTORNEY EMAIL: mjbuley@buleyvasin.com

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 6421 E Bixby Hill Rd

ESTIMATED VALUE:

ESTATE CITY: Long Beach, CA, 90815

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/11/25

DECEASED NAME: Tessie Surratt

PR NAME: Los Angeles County Public Administrator

FILE #: 25STPB06669

PR ADDRESS:,,,

ATTORNEY NAME: Deborah P Mogil

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

ATTORNEY PHONE #: 199609

PR EMAIL:

ATTORNEY EMAIL: dmogil@counsel.lacounty.gov

PR COURT DATE: 06/11/2025.

ESTATE ADDRESS: 45117 Loma Vista Dr

ESTIMATED VALUE:

ESTATE CITY: Lancaster, CA, 93535

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 6/6/25

DECEASED NAME: Jack Lawrence Owens Jr

PR NAME: Jack Thomas Bunting

FILE #: PRIN2500718

PR ADDRESS: Po Box 2188, Rancho Mirage, CA, 92270

ATTORNEY NAME: Jeffrey A Orr

PR TYPE: Administrator

PR PHONE #: 650-281-1925

ATTORNEY PHONE #: 204909

PR EMAIL:

ATTORNEY EMAIL: jorr@jeffreyyorrlaw.com

PR COURT DATE: 06/06/2025.

ESTATE ADDRESS: 71471 Halgar Rd

ESTIMATED VALUE:

ESTATE CITY: Rancho Mirage, CA, 92270

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: 6/9/25

DECEASED NAME: Danny Lynn Rice

PR NAME: Danny Linn Rice

FILE #: PRIN2500723

PR ADDRESS:,,,

ATTORNEY NAME: Stephanie Lynn Weisman

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 274043

PR EMAIL:

ATTORNEY EMAIL: sweisman@cosandcos.com

PR COURT DATE: 06/09/2025.

ESTATE ADDRESS: 82639 Crest Ave

ESTIMATED VALUE:

ESTATE CITY: Indio, CA, 92201

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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