

PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: Angela Rose Aparicio

PR NAME: Albert R Aparicio Sr

FILE #: 2025PRDE050246

PR ADDRESS: 3372 George St, Oxnard, CA, 93036

ATTORNEY NAME: Theresa L Mcconville

PR TYPE: Administrator

PR PHONE #: 805-236-3282

ATTORNEY PHONE #: 86982

PR EMAIL:

ATTORNEY EMAIL: theresa@mcconlaw.com

PR COURT DATE: 09/09/2025.

ESTATE ADDRESS: 3372 George St

ESTIMATED VALUE: 653800

ESTATE CITY: Oxnard, CA, 93036

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.

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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: 09/08/2025

DECEASED NAME: Leanne Lusk Petras

PR NAME: Kim B Lusk

FILE #: 2025PRDE050191

PR ADDRESS: 8714 Deveron Way, Orangevale, CA, 95662

ATTORNEY NAME: Timothy S Camarena

PR TYPE: Administrator

PR PHONE #: 650-921-6096

ATTORNEY PHONE #: 98042

PR EMAIL: k.lusk@aol.com

ATTORNEY EMAIL: jennifer@relawapc.com

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 2786 Sapra St

ESTIMATED VALUE: 1069300

ESTATE CITY: Thousand Oaks, CA, 91362

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/04/2025

DECEASED NAME: Albert Johnese

PR NAME: Monique Michelle Dogan

FILE #: P25-01567

PR ADDRESS: 14054 Reed Ave, San Leandro, CA, 94578

ATTORNEY NAME: Kerrendeep Kaur Archuleta

PR TYPE: Administrator

PR PHONE #: 415-756-2298

ATTORNEY PHONE #: 343261

PR EMAIL: 415chic94124@gmail.com

ATTORNEY EMAIL: info@ccapclaw.com

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 58 Las Moradas Cir

ESTIMATED VALUE: 336100

ESTATE CITY: San Pablo, CA, 94806

ESTIMATED BALANCE: Not Available

[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: 09/08/2025

DECEASED NAME: Jonathan Okorley

PR NAME: Juliana Vd Okorley

FILE #: P25-01576

PR ADDRESS: 1364 Oak Crest Ct, Antioch, CA, 94531

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 818-471-3759

ATTORNEY PHONE #:

PR EMAIL: okorley@tmail.net

ATTORNEY EMAIL:

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 1364 Oak Crest Ct

ESTIMATED VALUE: 976500

ESTATE CITY: Antioch, CA, 94531

ESTIMATED BALANCE: Not Available

[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: 09/04/2025

DECEASED NAME: Lawrence Visnick

PR NAME: Anne Visnick

FILE #: 25PR200778

PR ADDRESS: 1360 American Way, Menlo Park, CA, 94025

ATTORNEY NAME:

PR TYPE: Decedent'S Estate

PR PHONE #: 408-480-9166

ATTORNEY PHONE #:

PR EMAIL: aervisnick@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 5082 Cribari Blfs

ESTIMATED VALUE: 537500

ESTATE CITY: San Jose, CA, 95135

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/05/2025

DECEASED NAME: Young Lee

PR NAME: Andrew Lee

FILE #: 25PR003015

PR ADDRESS: 2275 Nwraleigh St Unit 402, Portland, OR, 97210

ATTORNEY NAME: Jonathan G Stein

PR TYPE: Administrator

PR PHONE #: 505-440-1506

ATTORNEY PHONE #: 224609

PR EMAIL: andrewlhy@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 7240 Catboat Circle

ESTIMATED VALUE: 430100

ESTATE CITY: Citrus Heights, CA, 95621

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 09/05/2025

DECEASED NAME: Erika Hoffman

PR NAME: John Hoffman

FILE #: 25PR003026

PR ADDRESS: 328 Garcia Avenue, Half Moon Bay, CA, 94019

ATTORNEY NAME: Grace S Johnson

PR TYPE: Administrator

PR PHONE #: 415-509-1474

ATTORNEY PHONE #: 303607

PR EMAIL:

ATTORNEY EMAIL: grace@smithandjohnsonlaw.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 6241 Riverside Blvd #210

ESTIMATED VALUE: 269300

ESTATE CITY: Sacramento, CA, 95831

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Jean Marie Suwyn

PR NAME: Chris Suwyn

FILE #: 25PR003028

PR ADDRESS: 4730 Sundance Court, Loomis, CA, 95650

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-792-6768

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/07/2025.

ESTATE ADDRESS: 4840 Dover Ln Unit 405

ESTIMATED VALUE: 282100

ESTATE CITY: Sacramento, CA, 95842

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 09/08/2025

DECEASED NAME: Esther E Jiron

PR NAME: William C Hayman

FILE #: 25PR003029

PR ADDRESS: Po Box 2683, Rocklin, CA, 95677

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-257-6356

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 6039 34Th Ave

ESTIMATED VALUE: 324600

ESTATE CITY: Sacramento, CA, 95824

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 09/09/2025

DECEASED NAME: Richard Joseph Conter

PR NAME: Kathy Conter

FILE #: 25PR003064

PR ADDRESS: 8322 Big Oak Dr, Citrus Heights, CA, 95610

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-883-6363

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 128 Sierra Woods Circle

ESTIMATED VALUE: 535100

ESTATE CITY: Folsom, CA, 95630

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Chivas Dornell Henderson

PR NAME: Jaime Laura Hale

FILE #: 25PR003068

PR ADDRESS: 6912 Pin Oak Ct, Fair Oaks, CA, 95628

ATTORNEY NAME: Nancy E Miller

PR TYPE: Executor **PR PHONE #:** 916-839-7437

ATTORNEY PHONE #: 303184

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 6912 Pin Oak Ct

ESTIMATED VALUE: 465800

ESTATE CITY: Fair Oaks, CA, 95628

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/09/2025

DECEASED NAME: Warren E Anzelc

PR NAME: Cheryll Van Ness-Anzelc

FILE #: 25PR141467

PR ADDRESS: 4369 Amador Rd, Fremont, CA, 94538

ATTORNEY NAME: Harald Westendorf

PR TYPE: Administrator

PR PHONE #: 510-648-7357

ATTORNEY PHONE #: 88323

PR EMAIL: jmsinfl@gmail.com

ATTORNEY EMAIL: harald@hwestlaw.com

PR COURT DATE: 09/07/2025.

ESTATE ADDRESS: 4369 Amador Rd

ESTIMATED VALUE: 1522800

ESTATE CITY: Fremont, CA, 94538

ESTIMATED BALANCE: Yes

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Larissa Charnsangavej

PR NAME: Jeremy Sheng

FILE #: 25PR142149

PR ADDRESS: 5119 Evergreen St, Bellaire, TX, 77401

ATTORNEY NAME: Lauren Disston

PR TYPE: Administrator

PR PHONE #: 214-686-1122

ATTORNEY PHONE #: 212039

PR EMAIL: sheng.jeremy@gmail.com

ATTORNEY EMAIL: lauren@cdtrustlaw.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 1082 16Th St

ESTIMATED VALUE: 452300

ESTATE CITY: Oakland, CA, 94607

ESTIMATED BALANCE: No

[Ring... Ring...]

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DATE: 09/05/2025

DECEASED NAME: Francis Earl Espinoza

PR NAME: Jennifer

Carlos Marquez

FILE #: PR-25-000965

PR ADDRESS: 404 N Conejo Ave, Modesto, CA, 95354

ATTORNEY NAME: Romelia Dede Soto

PR TYPE: Decedent's Estate **PR PHONE #:** 209-281-7175

ATTORNEY PHONE #: 202617

PR EMAIL: mrsmarquez143@gmail.com

ATTORNEY EMAIL: dede@thesotolawgroup.com

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 1533 Higbee Dr

ESTIMATED VALUE: 420200

ESTATE CITY: Modesto, CA, 95350

ESTIMATED BALANCE: Not Available

[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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DATE: 09/10/2025

DECEASED NAME: Vincent Wong

PR NAME: Vincent N Wong Jr

FILE #: 25-PRO-01249

PR ADDRESS: 33 Muirwood Dr, Daly City, CA, 94014

ATTORNEY NAME: Warren T Woo

PR TYPE: NA **PR PHONE #:** 650-763-7592

ATTORNEY PHONE #: 121168

PR EMAIL:

ATTORNEY EMAIL: WARRENTWOOTESQ(mCS.COM

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 33 Muirwood Drive

ESTIMATED VALUE: 952900

ESTATE CITY: Daly City, CA, 94014

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 09/05/2025

DECEASED NAME: Mary L Hopkins

PR NAME: Charline Lynn Terry

FILE #: 25STPB10081

PR ADDRESS: 493 E 3550 N, Ogden, UT, 84414

ATTORNEY NAME: William Richard Remery

PR TYPE: NA **PR PHONE #:** 661-755-9740

ATTORNEY PHONE #: 89897

PR EMAIL: charlineterry@yahoo.com

ATTORNEY EMAIL: wremery@aol.com

PR COURT DATE: 09/05/2025.

ESTATE ADDRESS: 9862 Cima Mesa Rd

ESTIMATED VALUE: 419900

ESTATE CITY: Littlerock, CA, 93543

ESTIMATED BALANCE: Not Available

[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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 09/08/2025

DECEASED NAME: Obie Rey Pablo

PR NAME: Damon Pablo

FILE #: 25STPB10101

PR ADDRESS: 2934 Hillcrest Dr, Los Angeles, CA, 90016

ATTORNEY NAME: Joshua Louis Sternberg

PR TYPE: NA **PR PHONE #:** 323-289-0844

ATTORNEY PHONE #: 250687

PR EMAIL: damonpablo@yahoo.com

ATTORNEY EMAIL: js@sternberglawgroup.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 2934 Hillcrest Dr

ESTIMATED VALUE: 1005600

ESTATE CITY: Los Angeles, CA, 90016

ESTIMATED BALANCE: Not Available

[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: 09/08/2025

DECEASED NAME: Bobby Ling Joe

PR NAME: Susan Joe

FILE #: 25STPB10107

PR ADDRESS: 12219 Culver Blvd, Los Angeles, CA, 90066

ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 11454 Culver Park Dr

ESTIMATED VALUE: 1879800

ESTATE CITY: Culver City, CA, 90230

ESTIMATED BALANCE: Not Available

[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 NAME: Susan Joe

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ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 12219 Culver Blvd

ESTIMATED VALUE: 1568100

ESTATE CITY: Los Angeles, CA, 90066

ESTIMATED BALANCE: Not Available

[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: 09/08/2025

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PR NAME: Susan Joe

FILE #: 25STPB10107

PR ADDRESS: 12219 Culver Blvd, Los Angeles, CA, 90066

ATTORNEY NAME: Carlos Victor Yguico

PR TYPE: NA **PR PHONE #:** 562-572-6477

ATTORNEY PHONE #: 132180

PR EMAIL: runnerx22@tivejo.com

ATTORNEY EMAIL: cvy@gbylaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 13731 Damian St

ESTIMATED VALUE: 1293700

ESTATE CITY: Cerritos, CA, 90703

ESTIMATED BALANCE: Not Available

[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: 09/08/2025

DECEASED NAME: Maxine L Schumack

PR NAME: Sharon Schumack

FILE #: 25STPB10116

PR ADDRESS: 71 Barnard Ave #2, Watertown, MA, 02472

ATTORNEY NAME: Yacoba A Feldman

PR TYPE: NA **PR PHONE #:** 617-417-1349

ATTORNEY PHONE #: 100817

PR EMAIL: sschumack@bellsouth.net

ATTORNEY EMAIL: Jaci@JaciLaw.com

PR COURT DATE: 09/08/2025.

ESTATE ADDRESS: 13621 Addison St

ESTIMATED VALUE: 1074100

ESTATE CITY: Sherman Oaks, CA, 91423

ESTIMATED BALANCE: Not Available

[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: 09/09/2025

DECEASED NAME: Helen Francis Zambrano

PR NAME: Robert M Zambrano

FILE #: 25STPB10151

PR ADDRESS: 3246 Muscatel Ave, Rosemead, CA, 91770

ATTORNEY NAME: Gregory Michael Ajalat

PR TYPE: NA **PR PHONE #:** 707-344-6063

ATTORNEY PHONE #: 150878

PR EMAIL:

ATTORNEY EMAIL: Greg@Ajalatlaw.com

PR COURT DATE: 09/09/2025.

ESTATE ADDRESS: 3246 Muscatel Ave

ESTIMATED VALUE: 865900

ESTATE CITY: Rosemead, CA, 91770

ESTIMATED BALANCE: Not Available

[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: 09/10/2025

DECEASED NAME: April Michelle Metzinger

PR NAME: Jose Antonio Quinones

FILE #: 25STPB10200

PR ADDRESS: 16941 Pocono St, La Puente, CA, 91744

ATTORNEY NAME: Antoniette Jauregui

PR TYPE: NA **PR PHONE #:** 626-391-5621

ATTORNEY PHONE #: 192624

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 16941 Pocono St

ESTIMATED VALUE: 696300

ESTATE CITY: La Puente, CA, 91744

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: Jessie Guerrero Cleveland

PR NAME: Paul Jacques

FILE #: 25STPB10213

PR ADDRESS: 12324 Haster St #B, Garden Grove, CA, 92840

ATTORNEY NAME: Linda Eliana Paquette

PR TYPE: NA **PR PHONE #:** 714-591-3924

ATTORNEY PHONE #: 122376

PR EMAIL: pauljacques42361@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 1018 Magnolia St #F

ESTIMATED VALUE: 607500

ESTATE CITY: South Pasadena, CA, 91030

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: John Cowles Iii

PR NAME: Connie R Warren-Cowles

FILE #: 25STPB10214

PR ADDRESS: 2144 N Evergreen St, Burbank, CA, 91505

ATTORNEY NAME: Susan B Geffen

PR TYPE: NA **PR PHONE #:** 818-381-2857

ATTORNEY PHONE #: 146793

PR EMAIL: crw725598@yahoo.com

ATTORNEY EMAIL: susanbgeffen@gmail.com

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 2144 N Evergreen St

ESTIMATED VALUE: 1027100

ESTATE CITY: Burbank, CA, 91505

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: Brian Terrance Gaughan

PR NAME: Liana A Gaughan

FILE #: 25STPB10235

PR ADDRESS: 841 Palo Verde Ave, Pasadena, CA, 91104

ATTORNEY NAME: William Jeff Davidson

PR TYPE: NA **PR PHONE #:** 626-345-4922

ATTORNEY PHONE #: 251365

PR EMAIL: briang5169@yahoo.com

ATTORNEY EMAIL: wdavidson@livingtreeestateplanning.com

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 841 Palo Verde Ave

ESTIMATED VALUE: 1620900

ESTATE CITY: Pasadena, CA, 91104

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/10/2025

DECEASED NAME: James A Mackey Sr

PR NAME: Tanya Lee Giscomb

FILE #: 25STPB10251

PR ADDRESS: 4328 Palmero Blvd #17, View Park, CA, 90008

ATTORNEY NAME: Leslie Ezra Chayo

PR TYPE: NA **PR PHONE #:** 213-392-3300

ATTORNEY PHONE #: 65432

PR EMAIL: tanyamackey@pacbell.net

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 1206 S Ridgeley Dr

ESTIMATED VALUE: 1403600

ESTATE CITY: Los Angeles, CA, 90019

ESTIMATED BALANCE: Not Available

[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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ATTORNEY NAME: Leslie Ezra Chayo

PR TYPE: NA **PR PHONE #:** 213-392-3300

ATTORNEY PHONE #: 65432

PR EMAIL: tanyamackey@pacbell.net

ATTORNEY EMAIL:

PR COURT DATE: 09/10/2025.

ESTATE ADDRESS: 4328 Palmero Blvd

ESTIMATED VALUE: 1176300

ESTATE CITY: View Park, CA, 90008

ESTIMATED BALANCE: Not Available

[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: 09/11/2025

DECEASED NAME: George Bernard Marvin Feten

PR NAME: Erik Feten

FILE #: 25STPB10271

PR ADDRESS: 736 Penny Royal Ln, San Rafael, CA, 94903

ATTORNEY NAME: Denae Lynn Oatey

PR TYPE: NA **PR PHONE #:** 415-350-2719

ATTORNEY PHONE #: 215276

PR EMAIL:

ATTORNEY EMAIL: denaeoatey@maddenjones.com

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 2235 Termino Ave

ESTIMATED VALUE: 777900

ESTATE CITY: Long Beach, CA, 90815

ESTIMATED BALANCE: Not Available

[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: 09/11/2025

DECEASED NAME: Willard H Scott

PR NAME: Vanessa Dean Scott-Wilson

FILE #: 25STPB10286

PR ADDRESS: 2211 Casitas Ave #8, Altadena, CA, 91001

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 909-576-4187

ATTORNEY PHONE #:

PR EMAIL: vdscott75@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 2211 1/8 Casitas Ave

ESTIMATED VALUE: 790800

ESTATE CITY: Altadena, CA, 91001

ESTIMATED BALANCE: Not Available

[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: 09/11/2025

DECEASED NAME: Miriam A Wallace

PR NAME: Candice M Thompson

FILE #: 25STPB10295

PR ADDRESS: 4960 Cutler Ave, Baldwin Park, CA, 91706

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 626-536-6559

ATTORNEY PHONE #:

PR EMAIL: gentleheart0207@verizon.net

ATTORNEY EMAIL:

PR COURT DATE: 09/11/2025.

ESTATE ADDRESS: 733 Manzanita Ave

ESTIMATED VALUE: 696200

ESTATE CITY: Pasadena, CA, 91103

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Juan Jose Delgadillo

PR NAME: Ricardo Delgadillo

FILE #: 25STPB10316

PR ADDRESS: 756 San Angelo Ave, Montebello, CA, 90640

ATTORNEY NAME: Nathan Kawata Watanabe

PR TYPE: NA **PR PHONE #:** 323-243-1211

ATTORNEY PHONE #: 233897

PR EMAIL: rdelgadillo323@hotmail.com

ATTORNEY EMAIL: nathan.watanabe@wsllplaw.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 1659 S Sandia Ave

ESTIMATED VALUE: 849700

ESTATE CITY: West Covina, CA, 91790

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Mary Scoggins

PR NAME: Sheldon Scoggins

FILE #: 25STPB10317

PR ADDRESS: 831 E 73rd St E #201, Los Angeles, CA, 90001

ATTORNEY NAME: Vernon Ross Yancy

PR TYPE: NA **PR PHONE #:** 323-817-8892

ATTORNEY PHONE #: 219891

PR EMAIL: kevona87@yahoo.com

ATTORNEY EMAIL: VRYancy@yancylaw.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 831 E 73rd St

ESTIMATED VALUE: 570000

ESTATE CITY: Los Angeles, CA, 90001

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/12/2025

DECEASED NAME: Mark Heyward Jordan

PR NAME: Devin Michelle Jordan

FILE #: 25STPB10319

PR ADDRESS: 6655 Boulder Hwy #1077, Las Vegas, NV, 89122

ATTORNEY NAME: Shannon Nicole Wiezorek

PR TYPE: NA **PR PHONE #:** 310-938-7702

ATTORNEY PHONE #: 233601

PR EMAIL:

ATTORNEY EMAIL: snw@wiezorekgeye.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 21320 Garston Ave

ESTIMATED VALUE: 765600

ESTATE CITY: Carson, CA, 90745

ESTIMATED BALANCE: Not Available

[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: 09/12/2025

DECEASED NAME: Charlie Clemons

PR NAME: Nercelia Jackson

FILE #: 25STPB10337
91730

PR ADDRESS: 11210 4th St #1301, Rancho Cucamonga, CA,

ATTORNEY NAME: Maide Tuhu Holloway

PR TYPE: NA **PR PHONE #:** 323-240-9511

ATTORNEY PHONE #: 320993

PR EMAIL: juliesoroka@yahoo.com

ATTORNEY EMAIL: maideholloway@gmail.com

PR COURT DATE: 09/12/2025.

ESTATE ADDRESS: 5115 11th Ave

ESTIMATED VALUE: 787600

ESTATE CITY: Los Angeles, CA, 90043

ESTIMATED BALANCE: Not Available

[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: 09/09/2025

DECEASED NAME: Janelle Rene Flynn

PR NAME: Liam Flynn

FILE #: 25PR01032

PR ADDRESS: 701 La Verne Ave, Santa Rosa, CA, 95404

ATTORNEY NAME: Zachary Arthur Carroll

PR TYPE: Administrator

PR PHONE #: 707-596-1492

ATTORNEY PHONE #: 260916

PR EMAIL: ljflynn008@gmail.com

ATTORNEY EMAIL: zcarroll@andersonzeigler.com

PR COURT DATE: 09/09/2025.

ESTATE ADDRESS: 701 La Verne Ave

ESTIMATED VALUE: 646700

ESTATE CITY: Santa Rosa, CA, 95404

ESTIMATED BALANCE: Not Available

[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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