

PROBATE TRACKING SHEET



DATE: 7/7/25

DECEASED NAME: Harvey Samuel Laidman

PR NAME: Daniel Laidman

FILE #: 2025PRDE046806

PR ADDRESS: 14721 Weddington St, Sherman Oaks, CA, 91411

ATTORNEY NAME: Peter Vittas

PR TYPE: Executor **PR PHONE #:** 213-814-8585

ATTORNEY PHONE #: 273726

PR EMAIL:

ATTORNEY EMAIL: peter@vittaslaw.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 1540 N Glassell Ave

ESTIMATED VALUE: 770200

ESTATE CITY: Simi Valley, CA, 93065

ESTIMATED BALANCE: N

[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: 7/7/25

DECEASED NAME: Fernando Reinhard

PR NAME: Dawn Reinhard

FILE #: 2025PRDE046803

PR ADDRESS: 506 Kitty St, Newbury Park, CA, 91320

ATTORNEY NAME: Ken Dallara

PR TYPE: Administrator

PR PHONE #: 805-728-0475

ATTORNEY PHONE #: 207480

PR EMAIL:

ATTORNEY EMAIL: kdallara@dallaraalaw.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 506 Kitty St

ESTIMATED VALUE: 1002100

ESTATE CITY: Thousand Oaks, CA, 91320

ESTIMATED BALANCE: N

[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: 6/27/25

DECEASED NAME: Eric Louis Marie Beuzet

PR NAME: Chika Yamazaki

FILE #: 25STPB07353

PR ADDRESS:,,,

ATTORNEY NAME: Michael Ebner

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

ATTORNEY PHONE #: 183499

PR EMAIL:

ATTORNEY EMAIL: ebnerlaw@aol.com

PR COURT DATE: 06/27/2025.

ESTATE ADDRESS: 2323 Kellogg Ct

ESTIMATED VALUE: 697100

ESTATE CITY: Altadena, CA, 91001

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?

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: 6/27/25

DECEASED NAME: Jose Refugio Galvan

PR NAME: Edith Galvan

FILE #: 25STPB07372

PR ADDRESS: 3743 W 112Th St, Inglewood, CA, 90303

ATTORNEY NAME: Christopher Lazaro Lahera

PR TYPE: NA **PR PHONE #:** 310-529-2327

ATTORNEY PHONE #: 314702

PR EMAIL: edith.flores@aol.com

ATTORNEY EMAIL: chris@laheralaw.com

PR COURT DATE: 06/27/2025.

ESTATE ADDRESS: 3743 W 112Th St

ESTIMATED VALUE: 875000

ESTATE CITY: Inglewood, CA, 90303

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?

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: 6/27/25

DECEASED NAME: Consuelo Shourds

PR NAME: Lorraine Lopez

FILE #: 25STPB07351

PR ADDRESS: 1231 Via Palermo, Redlands, CA, 92374

ATTORNEY NAME: Mark Anthony Padilla

PR TYPE: NA **PR PHONE #:** 626-232-1264

ATTORNEY PHONE #: 301978

PR EMAIL: me.pacson@gmail.com

ATTORNEY EMAIL: mark@padillaesq.com

PR COURT DATE: 06/27/2025.

ESTATE ADDRESS: 15815 Fallen Leaf Rd

ESTIMATED VALUE: 629500

ESTATE CITY: La Puente, CA, 91744

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?

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: 6/30/25

DECEASED NAME: Darryl M Sexton

PR NAME: Alice Sexton

FILE #: 25STPB07457

PR ADDRESS: 3401 Lama Ave, Long Beach, CA, 90808

ATTORNEY NAME: Christina Elisabeth Gentilini

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

ATTORNEY PHONE #: 273279

PR EMAIL: d8e2s2@bellsouth.net

ATTORNEY EMAIL: christina@wgestateplanning.com

PR COURT DATE: 06/30/2025.

ESTATE ADDRESS: 3401 Lama Ave

ESTIMATED VALUE: 1460600

ESTATE CITY: Long Beach, CA, 90808

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:

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: 6/30/25

DECEASED NAME: Ricardo Uriostegui

PR NAME: Shayra Marquez

FILE #: 25STPB07440

PR ADDRESS: 11320 Mansel Ave, Inglewood, CA, 90304

ATTORNEY NAME: Grace Greer Stclair

PR TYPE: NA **PR PHONE #:** 310-779-8642

ATTORNEY PHONE #: 157542

PR EMAIL:

ATTORNEY EMAIL: grace@qualityestateplanning.com

PR COURT DATE: 06/30/2025.

ESTATE ADDRESS: 11851 Oxford Ave

ESTIMATED VALUE: 1002800

ESTATE CITY: Hawthorne, CA, 90250

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:

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: 6/30/25

DECEASED NAME: Matthew Edward Sierra

PR NAME: Celia Hayde Sierra

FILE #: 25STPB07361

PR ADDRESS: 8613 Kilburn Way, El Paso, TX, 79907

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 915-253-9939

ATTORNEY PHONE #:

PR EMAIL: haydelujan08@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 06/30/2025.

ESTATE ADDRESS: 21009 Cantara St

ESTIMATED VALUE: 855000

ESTATE CITY: Canoga Park, CA, 91304

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?

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: 6/30/25

DECEASED NAME: Macrina W Nieves

PR NAME: Rene Nieves

FILE #: 25STPB07451

PR ADDRESS: 4702 Sungate Dr, Palmdale, CA, 93551

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 661-526-8991

ATTORNEY PHONE #:

PR EMAIL: rene1388@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 06/30/2025.

ESTATE ADDRESS: 2348 Bleakwood Ave

ESTIMATED VALUE: 729800

ESTATE CITY: Monterey Park, CA, 91754

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?

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: 7/1/25

DECEASED NAME: Susan Apeldoorn

PR NAME: Franjo M Kneefell li

FILE #: 25STPB07462

PR ADDRESS: 9332 Trestle Crk, San Antonio, TX, 78254

ATTORNEY NAME: Margo Ann Bergkvist

PR TYPE: NA **PR PHONE #:** 714-335-9199

ATTORNEY PHONE #: 183783

PR EMAIL: fkneefel@gmail.com

ATTORNEY EMAIL: margo@lawbbc.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 5639 Blackthorne Ave

ESTIMATED VALUE: 805562

ESTATE CITY: Lakewood, CA, 90712

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:

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: 7/1/25

DECEASED NAME: Gail Ann McGill

PR NAME: Thomas McGill li

FILE #: 25STPB07489

PR ADDRESS: 1931 Saint Andrews Ct, Oxnard, CA, 93036

ATTORNEY NAME: Rudy M A Cosio

PR TYPE: NA **PR PHONE #:** 818-378-5679

ATTORNEY PHONE #: 152721

PR EMAIL: gloriarmacgill@netscape.com

ATTORNEY EMAIL: admin@lawrmac.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 525 E Seaside Way Unit 508

ESTIMATED VALUE: 662800

ESTATE CITY: Long Beach, CA, 90802

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?

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: 7/1/25

DECEASED NAME: Maria Susana Carstens

PR NAME: Edwin Carstens

FILE #: 25STPB07493

PR ADDRESS: 3131 Madera Ave, Los Angeles, CA, 90039

ATTORNEY NAME: Michael Ebner

PR TYPE: NA **PR PHONE #:** 323-528-8395

ATTORNEY PHONE #: 183499

PR EMAIL:

ATTORNEY EMAIL: ebnerlaw@aol.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 3131 Madera Ave

ESTIMATED VALUE: 1158900

ESTATE CITY: Los Angeles, CA, 90039

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:

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: 7/1/25

DECEASED NAME: Sandy Charlotte Hines

PR NAME: Frank Ortega Yrigollen

FILE #: 25STPB07477

PR ADDRESS: 8331 Jackson St, Paramount, CA, 90723

ATTORNEY NAME: Paul S Horn

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

ATTORNEY PHONE #: 243227

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 8331 Jackson St

ESTIMATED VALUE: 707000

ESTATE CITY: Paramount, CA, 90723

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:

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: 7/1/25

DECEASED NAME: Hugo Solis Mosqueda

PR NAME: Amabel Solis Ayala

FILE #: 25STPB07478

PR ADDRESS: 834 Mary Pl, Claremont, CA, 91711

ATTORNEY NAME: Victor Paul Skvarna

PR TYPE: NA **PR PHONE #:** 951-892-5700

ATTORNEY PHONE #: 150339

PR EMAIL: aayala75@msn.com

ATTORNEY EMAIL: vskvarna@skvarnalaw.com

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 834 Mary Pl

ESTIMATED VALUE: 2483400

ESTATE CITY: Claremont, CA, 91711

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?

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: 7/1/25

DECEASED NAME: Elias Torres Viera

PR NAME: Evelyn Juaregui

FILE #: 25STPB07465

PR ADDRESS: 1771 E 85Th St, Los Angeles, CA, 90001

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 323-809-8796

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/01/2025.

ESTATE ADDRESS: 1771 E 85Th St

ESTIMATED VALUE: 617900

ESTATE CITY: Los Angeles, CA, 90001

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:

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: 7/2/25

DECEASED NAME: Miriam E Pink

PR NAME: Tillman Pink Jr

FILE #: 25STPB07506

PR ADDRESS: 10938 Loma Vista Rd, Ventura, CA, 93004

ATTORNEY NAME: Kenneth Howard Horowitz

PR TYPE: NA **PR PHONE #:** 818-599-4279

ATTORNEY PHONE #: 133764

PR EMAIL: tpinkjr@aol.com

ATTORNEY EMAIL: ken@horowitzlaw.com

PR COURT DATE: 07/02/2025.

ESTATE ADDRESS: 5515 Canoga Ave Apt 327

ESTIMATED VALUE: 565100

ESTATE CITY: Woodland Hills, CA, 91367

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:

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: 7/2/25

DECEASED NAME: Kenneth W Comstock

PR NAME: Elsa Afa-Comstock

FILE #: 25STPB07505

PR ADDRESS: 10950 Fintry Hills St, Las Vegas, NV, 89141

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 818-438-2828

ATTORNEY PHONE #:

PR EMAIL: alessa828@msn.com

ATTORNEY EMAIL:

PR COURT DATE: 07/02/2025.

ESTATE ADDRESS: 10011 Roscoe Blvd

ESTIMATED VALUE: 1099500

ESTATE CITY: Sun Valley, CA, 91352

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?

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: 7/3/25

DECEASED NAME: Marc Lasky

PR NAME: Monique Lasky

FILE #: 25STPB07554
90049

PR ADDRESS: 11616 Chenault St Unit 7, Los Angeles, CA,

ATTORNEY NAME: Mary Kathleen Ramsden

PR TYPE: NA **PR PHONE #:** 310-985-1114

ATTORNEY PHONE #: 101221

PR EMAIL:

ATTORNEY EMAIL: mary.ramsden@withersworldwide.com

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 1358 Duende Ln

ESTIMATED VALUE: 2500000

ESTATE CITY: Pacific Palisades, CA, 90272

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?

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: 7/3/25

DECEASED NAME: John Wai Sun Chan

PR NAME: Peggy Man Ngai Chan

FILE #: 25STPB07559

PR ADDRESS: 2226 Saleroso Dr, Rowland Heights, CA, 91748

ATTORNEY NAME: Emily J Tran

PR TYPE: NA **PR PHONE #:** 323-388-6323

ATTORNEY PHONE #: 332330

PR EMAIL:

ATTORNEY EMAIL: emilytran@hbtranpc.com

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 1080 S Bradshawe Ave

ESTIMATED VALUE: 978300

ESTATE CITY: Monterey Park, CA, 91754

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:

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: 7/3/25

DECEASED NAME: Claudia Duffey

PR NAME: Kimberly Duffey

FILE #: 25STPB07576

PR ADDRESS: 6625 Ventura Pl, Rancho Cucamonga, CA, 91701

ATTORNEY NAME:

PR TYPE: NA **PR PHONE #:** 909-331-1443

ATTORNEY PHONE #:

PR EMAIL: kimchanca@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/03/2025.

ESTATE ADDRESS: 20364 Acfold Dr

ESTIMATED VALUE: 984500

ESTATE CITY: Diamond Bar, CA, 91789

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?

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.