

PROBATE TRACKING SHEET



DATE: 4/15/25

DECEASED NAME: Mallary Barnes-Hayes

PR NAME: Rebecca Ward

FILE #: P25-00655

PR ADDRESS: 1407 Nevin Plz, Richmond, CA, 94801

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 510-776-3481

ATTORNEY PHONE #:

PR EMAIL: blessed608@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 2530 Ardmore Dr

ESTIMATED VALUE:

ESTATE CITY: San Pablo, CA, 94806

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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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: 4/14/25

DECEASED NAME: Daniel Ruiz

PR NAME: Michelle L Kelly

FILE #: 25PR001269

PR ADDRESS: 6305 16Th St, Rio Linda, CA, 95673

ATTORNEY NAME: Tanva Ruiz

PR TYPE: Administrator

PR PHONE #: 916-670-4030

ATTORNEY PHONE #:

PR EMAIL: m_l_kelly@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 04/14/2025.

ESTATE ADDRESS: 6305 16Th St

ESTIMATED VALUE:

ESTATE CITY: Rio Linda, CA, 95673

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/16/25

DECEASED NAME: Shelly Lynn Hudek

PR NAME: Sara Ellen Roscoe

FILE #: 25PR001312

PR ADDRESS: 3104 Grasmere Circle, Roseville, CA, 95661

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-548-4421

ATTORNEY PHONE #:

PR EMAIL: seb120882@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 04/16/2025.

ESTATE ADDRESS: 3400 San Jose Way

ESTIMATED VALUE:

ESTATE CITY: Sacramento, CA, 95817

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 3/13/25

DECEASED NAME: Gloria Urueta Garcia

PR NAME: Jesse Martinez Jr

FILE #: 25PR114043

PR ADDRESS: 3835 Oakes Dr, Hayward, CA, 94542

ATTORNEY NAME: Michael Cramer

PR TYPE: Executor **PR PHONE #:** 510-501-9458

ATTORNEY PHONE #: 510-351-2844

PR EMAIL: jesse.martinez@go.com

ATTORNEY EMAIL: Cramerlaw2@Gmail.Com

PR COURT DATE: 3/13/25.

ESTATE ADDRESS: 28860 Venus St

ESTIMATED VALUE:

ESTATE CITY: Hayward, CA, 94544

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/15/25

DECEASED NAME: Catalina Reina Ortoljo

PR NAME: Peter D Ortoljo

FILE #: 25PR118768

PR ADDRESS: 670 Harrow Ave, San Mateo, CA, 94402

ATTORNEY NAME: Srinoi Rousseau

PR TYPE: Administrator

PR PHONE #: 650-868-0497

ATTORNEY PHONE #: 510-465-3885

PR EMAIL: kkane73008@gmail.com

ATTORNEY EMAIL: Srinoi@Sgrlegal.Net

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 3208 Kansas St

ESTIMATED VALUE:

ESTATE CITY: Oakland, CA, 94602

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Wayne R Schelb

PR NAME: Mercedes Ayala Lepe

FILE #: 25STPB04422

PR ADDRESS: 969 N Maclay Ave, San Fernando, CA, 91340

ATTORNEY NAME: Frank A Sanzo

PR TYPE: Executor **PR PHONE #:** 562-833-9875

ATTORNEY PHONE #: 323-888-1013

PR EMAIL: cutterthancute69@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 14763 San Fernando Mission Blvd

ESTIMATED VALUE:

ESTATE CITY: Mission Hills, CA, 91345

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Randolph Werner

PR NAME: Bryan M Werner

FILE #: 25STPB04407

PR ADDRESS: 25225 Favoloso Ct, Stevenson Ranch, CA, 91381

ATTORNEY NAME: Scott Thomas Holman

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 626-358-1218

PR EMAIL: bmwerner89@gmail.com

ATTORNEY EMAIL: Scott.Holman@Holmanllp.Com

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 29 W Naomi Ave

ESTIMATED VALUE:

ESTATE CITY: Arcadia, CA, 91007

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/16/25

DECEASED NAME: Barbara Jean Collins

PR NAME: James A Starkey Jr

FILE #: 25STPB04395

PR ADDRESS: 1871 E 97Th St, Los Angeles, CA, 90002

ATTORNEY NAME: David Dinosiglia Moriel

PR TYPE: Administrator

PR PHONE #: 323-503-7346

ATTORNEY PHONE #: 562-277-0848

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/16/25.

ESTATE ADDRESS: 1111 W 98Th St

ESTIMATED VALUE:

ESTATE CITY: Los Angeles, CA, 90044

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/18/25

DECEASED NAME: Nathan Duhon

PR NAME: Zena Duhon

FILE #: 25STPB04492

PR ADDRESS: 4150 Chicago Ave #55211, Riverside, CA, 92517

ATTORNEY NAME: Jeffrey Michael Hall

PR TYPE: Administrator

PR PHONE #: 818-667-9856

ATTORNEY PHONE #: 626-956-3500

PR EMAIL: zena125@yahoo.com

ATTORNEY EMAIL: Jhall@Trustlawpartners.Com

PR COURT DATE: 4/18/25.

ESTATE ADDRESS: 4828 Hollow Corner Rd Unit 195

ESTIMATED VALUE:

ESTATE CITY: Culver City, CA, 90230

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/16/25

DECEASED NAME: Durie Bailey Jr

PR NAME: Durie Bailey Iii

FILE #: 25STPB04373

PR ADDRESS: 3810 Wells Mark Dr, Humble, TX, 77396

ATTORNEY NAME: Eric Lemario Davis

PR TYPE: Administrator

PR PHONE #: 713-443-6717

ATTORNEY PHONE #: 213-623-2600

PR EMAIL:

ATTORNEY EMAIL: Edavis@Lidlegal.Com

PR COURT DATE: 4/16/25.

ESTATE ADDRESS: 1310 W Durness St

ESTIMATED VALUE:

ESTATE CITY: West Covina, CA, 91790

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/16/25

DECEASED NAME: Glen Arnold Hayes

PR NAME: Patrick Hayes

FILE #: STK-PR-EST-2025-0000566

PR ADDRESS: 281 Rose St, Valley Springs, CA, 95252

ATTORNEY NAME:

PR TYPE: Appointment Of Personal Representative (L1)

PR PHONE #: 209-598-2072

ATTORNEY PHONE #:

PR EMAIL: debrahayesx4@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/16/25.

ESTATE ADDRESS: 6724 Plymouth Rd Apt 88

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95207

ESTIMATED BALANCE:

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Wentsan Jen

PR NAME: Wensheng Jen

FILE #: 25STPB04425

PR ADDRESS: 1426 S 7Th St, Alhambra, CA, 91803

ATTORNEY NAME: Kien Chan Tiet

PR TYPE: Administrator

PR PHONE #: 626-354-9860

ATTORNEY PHONE #: 626-793-9400

PR EMAIL: the_wenster@yahoo.com

ATTORNEY EMAIL: Ktiet@Lagerlof.Com

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 13302 Nina Pl

ESTIMATED VALUE:

ESTATE CITY: Garden Grove, CA, 92843

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Margaret Buhrmann

PR NAME: Joseph Langen

FILE #: 25STPB04411

PR ADDRESS: 5335 W 118Th Pl, Inglewood, CA, 90304

ATTORNEY NAME: Haroun R Nabhan

PR TYPE: Executor **PR PHONE #:** 310-850-9623

ATTORNEY PHONE #: 626-227-1424

PR EMAIL: joevillage18@gmail.com

ATTORNEY EMAIL: Haroun@Nabhanlaw.Com

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 1753 16Th St Apt A

ESTIMATED VALUE:

ESTATE CITY: Santa Monica, CA, 90404

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Margaret Buhrmann

PR NAME: Joseph Langen

FILE #: 25STPB04411

PR ADDRESS: 5335 W 118Th Pl, Inglewood, CA, 90304

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 310-850-9623

ATTORNEY PHONE #:

PR EMAIL: joevillage18@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 2238 Walnut Ave

ESTIMATED VALUE:

ESTATE CITY: Signal Hill, CA, 90755

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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DATE: 4/17/25

DECEASED NAME: Margaret Buhrmann

PR NAME: Joseph Langen

FILE #: 25STPB04411

PR ADDRESS: 5335 W 118Th Pl, Inglewood, CA, 90304

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 310-850-9623

ATTORNEY PHONE #:

PR EMAIL: joevillage18@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 2240 Walnut Ave

ESTIMATED VALUE:

ESTATE CITY: Signal Hill, CA, 90755

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: 4/15/25

DECEASED NAME: Susan Bridget O'Neill

PR NAME: April Corona

FILE #: STK-PR-EST-2025-0000555

PR ADDRESS: 1209 Hiddenwood Dr, Galt, CA, 95632

ATTORNEY NAME: Steven John Cottrell
209-200-6829

PR TYPE: Appointment Of Personal Representative (L1) **PR PHONE #:**

ATTORNEY PHONE #: 209-369-8212

PR EMAIL: aprilcorona81@gmail.com

ATTORNEY EMAIL: Office Sjcottrell@Comcast.Net

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 635 Daisy Ave

ESTIMATED VALUE:

ESTATE CITY: Lodi, CA, 95240

ESTIMATED BALANCE:

[Ring... Ring...]

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

IF YES:

I completely understand. I'll give you a call back at the end of the day, say 6:30ish—unless tomorrow is better for you.

Great! I'll send you a text reminder 30 minutes prior, thank you [name], talk to you then. Take care.

IF NO:

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PROBATE TRACKING SHEET



DATE: 4/14/25

DECEASED NAME: Suzanne Denise Fillmore

PR NAME: Holly Mauree Fillmore

FILE #: STK-PR-EST-2025-0000548

PR ADDRESS: 2552 Tamarisk Ave, Stockton, CA, 95207

ATTORNEY NAME:

PR TYPE: Appointment Of Personal Representative (L1) **PR PHONE #:** 209-938-9162

ATTORNEY PHONE #:

PR EMAIL: hollyfillmore025@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 4/14/25.

ESTATE ADDRESS: 2552 Tamarisk Ave

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95207

ESTIMATED BALANCE:

[Ring... Ring...]

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

IF YES:

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/14/25

DECEASED NAME: Sherena M Walker

PR NAME: Carolyn Brooks

FILE #: STK-PR-EST-2025-0000551

PR ADDRESS: 7493 Rowena St, San Diego, CA, 92119

ATTORNEY NAME: Andrew D Smith
619-277-2867

PR TYPE: Appointment Of Personal Representative (L1) **PR PHONE #:**

ATTORNEY PHONE #: 209-333-9292

PR EMAIL:

ATTORNEY EMAIL: Andrew@Smithandjohnsonlaw.Com

PR COURT DATE: 4/14/25.

ESTATE ADDRESS: 4318 Highbridge Ln

ESTIMATED VALUE:

ESTATE CITY: Stockton, CA, 95206

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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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 4/3/25

DECEASED NAME: Michael Francis Byrne

PR NAME: Geraldine Byrne

FILE #: S-PR-0013490

PR ADDRESS: 824 Hankins Road N, Twin Falls, ID, 83301

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 208-308-8381

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/3/25.

ESTATE ADDRESS: 50 Hancock Dr

ESTIMATED VALUE:

ESTATE CITY: Roseville, CA, 95678

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/15/25

DECEASED NAME: Virginia Swindle

PR NAME: Sherrlyn Swindle

FILE #: S-PR-0013501

PR ADDRESS: 248 Foresthill Ave, Auburn, CA, 95603

ATTORNEY NAME:

PR TYPE: Petition - Decedent'S Estate

PR PHONE #: 530-368-4859

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 248 Foresthill Ave

ESTIMATED VALUE:

ESTATE CITY: Auburn, CA, 95603

ESTIMATED BALANCE:

[Ring... Ring...]

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

IF YES:

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PROBATE TRACKING SHEET



DATE: 3/24/25

DECEASED NAME: Renee Ann Giraudo

PR NAME: William Labernik

FILE #: S-PR-0013481

PR ADDRESS: 9225 Jesse Ln, Newcastle, CA, 95658

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 916-343-0132

ATTORNEY PHONE #:

PR EMAIL: jim_l_labernik@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 3/24/25.

ESTATE ADDRESS: 3707 Cone Ct

ESTIMATED VALUE:

ESTATE CITY: Rocklin, CA, 95677

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]

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PROBATE TRACKING SHEET



DATE: 4/15/25

DECEASED NAME: Gerald M Glenn

PR NAME: Andrew S Glenn

FILE #: 2025PRDE042048

PR ADDRESS: 232 Termino Ave #10, Long Beach, CA, 90803

ATTORNEY NAME: Wendy E Hartmann

PR TYPE: Administrator

PR PHONE #: 702-238-4034

ATTORNEY PHONE #: 818-627-5400

PR EMAIL:

ATTORNEY EMAIL: Wendy@Wehlaw.Com

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 6366 Marsha Ave

ESTIMATED VALUE:

ESTATE CITY: Simi Valley, CA, 93063

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/15/25

DECEASED NAME: Swan William Johnson

PR NAME: Dawn Johnson

FILE #: 2025PRDE042059

PR ADDRESS: 485 Fairfax Ave, Ventura, CA, 93003

ATTORNEY NAME: Iva Oza

PR TYPE: Administrator

PR PHONE #: 805-980-8435

ATTORNEY PHONE #: 805-765-1221

PR EMAIL: nikolina5150@hotmail.com

ATTORNEY EMAIL: Iva@Ozalegal.Com

PR COURT DATE: 4/15/25.

ESTATE ADDRESS: 7023 Meadowview Ct

ESTIMATED VALUE:

ESTATE CITY: Ventura, CA, 93003

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/17/25

DECEASED NAME: Paul G Wheeler

PR NAME: Rosanne Bridi

FILE #: 2025PRDE042209

PR ADDRESS: 2288 Rebecca Dr, Hatfield, PA, 19440

ATTORNEY NAME: Katherine P Smaul

PR TYPE: Administrator

PR PHONE #: 215-872-7511

ATTORNEY PHONE #: 805-201-2552

PR EMAIL:

ATTORNEY EMAIL: Thilliard@Terrihilliard.Com

PR COURT DATE: 4/17/25.

ESTATE ADDRESS: 550 Stoney Peak Ct

ESTIMATED VALUE:

ESTATE CITY: Simi Valley, CA, 93065

ESTIMATED BALANCE:

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 4/14/25

DECEASED NAME: Paul Amos Roberts

PR NAME: Jennifer Roberts

FILE #: PR-25-000381

PR ADDRESS: 2116 Glendale Ave, Modesto, CA, 95354

ATTORNEY NAME:

PR TYPE: Decedent's Estate **PR PHONE #:** 209-622-8249

ATTORNEY PHONE #:

PR EMAIL: harleyfans@juno.com

ATTORNEY EMAIL:

PR COURT DATE: 04/14/2025.

ESTATE ADDRESS: 2116 Glendale Ave

ESTIMATED VALUE:

ESTATE CITY: Modesto , CA, 95354

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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