

PROBATE TRACKING SHEET



DATE: 7/10/25

DECEASED NAME: Michael David Ayers

PR NAME: Larry Ayers

FILE #: S-PR-0013674

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

ATTORNEY NAME: David L Brown

PR TYPE: Administrator

PR PHONE #: 530-823-1332

ATTORNEY PHONE #: 200665

PR EMAIL:

ATTORNEY EMAIL: bprlaw@bprlaw.net

PR COURT DATE: 06/26/2025.

ESTATE ADDRESS: 7575 Mears Pl

ESTIMATED VALUE: 768200

ESTATE CITY: Auburn, CA, 95602

ESTIMATED BALANCE: No

[Ring... Ring...]

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

IF YES:

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

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

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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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 7/9/25

DECEASED NAME: Frank Gerald Jensen

PR NAME: Debra Ann Jensen

FILE #: S-PR-0013673

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

ATTORNEY NAME: Alyssa L Bolan

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

ATTORNEY PHONE #: 306627

PR EMAIL:

ATTORNEY EMAIL: alyssa@seasonslaw.com

PR COURT DATE: 07/08/2025.

ESTATE ADDRESS: 4256 Echo Rock Ln

ESTIMATED VALUE: 790600

ESTATE CITY: Roseville, CA, 95747

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/18/25

DECEASED NAME: Sheri Reese

PR NAME: Lois Serpa

FILE #: P25-01270

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

ATTORNEY NAME: Gregory P Goehring

PR TYPE: Administrator

PR PHONE #: 510-634-8349

ATTORNEY PHONE #: 173496

PR EMAIL: bnlserpa@sbcglobal.net

ATTORNEY EMAIL: gregorygoehring@att.net

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 54 Glenwood

ESTIMATED VALUE: 385300

ESTATE CITY: Hercules, CA, 94547

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/15/25

DECEASED NAME: Nicholas J Massa

PR NAME: John L Massa

FILE #: 25PR200437

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

ATTORNEY NAME: David Soon Park

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

ATTORNEY PHONE #:

PR EMAIL: jmassa@sprintpcs.com

ATTORNEY EMAIL:

PR COURT DATE: 07/15/2025.

ESTATE ADDRESS: 2208 Galveston Ave Unit C

ESTIMATED VALUE: 688200

ESTATE CITY: San Jose, CA, 95122

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/16/25

DECEASED NAME: James Ray Farris

PR NAME: Madisyn L Farris

FILE #: 25PR002398

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

ATTORNEY NAME: Benjamin D Harvey

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

ATTORNEY PHONE #: 91750

PR EMAIL:

ATTORNEY EMAIL: ben@benharveylaw.com

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 7124 Chesline Drive

ESTIMATED VALUE: 432200

ESTATE CITY: Citrus Heights, CA, 95610

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/16/25

DECEASED NAME: Yelena Kolosey

PR NAME: Inna Arabadzhi

FILE #: 25PR002404

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

ATTORNEY NAME: William L Walker

PR TYPE: Administrator

PR PHONE #: 916-694-3501

ATTORNEY PHONE #: 166878

PR EMAIL:

ATTORNEY EMAIL: bill@WilliamWalkerlaW.COM

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 10376 El Grande Ct

ESTIMATED VALUE: 468100

ESTATE CITY: Rancho Cordova, CA, 95670

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/18/25

DECEASED NAME: Ana Taumoefolau

PR NAME: Feaoivaha Taumoefolau

FILE #: 25PR002439

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

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-509-1465

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/17/2025.

ESTATE ADDRESS: 48 Northwich Ct

ESTIMATED VALUE: 628500

ESTATE CITY: Sacramento, CA, 95832

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Michael T Bischoff

PR NAME: Ann Disalvo

FILE #: 25PR002455

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

ATTORNEY NAME: Robert M Logan

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 144435

PR EMAIL:

ATTORNEY EMAIL: folsomlakelaw@gmail.com

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 3615 Whitney Ave

ESTIMATED VALUE: 378500

ESTATE CITY: Sacramento, CA, 95821

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Virginia A Macko

PR NAME: Paul F Hill

FILE #: 25PR002459

PR ADDRESS: 14784 Cardoza Court, Rancho Murieta, CA, 95683

ATTORNEY NAME: John R Quiring

PR TYPE: Executor **PR PHONE #:** 530-569-0024

ATTORNEY PHONE #: 270809

PR EMAIL:

ATTORNEY EMAIL: john@quiringlaw.net

PR COURT DATE: 07/19/2025.

ESTATE ADDRESS: 6458 Via Del Cerrito

ESTIMATED VALUE: 762900

ESTATE CITY: Rancho Murieta, CA, 95683

ESTIMATED BALANCE: No

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: George Lee Roy Hathaway Jr

PR NAME: George Lee Roy Hathaway Iii

FILE #: PRIN2500876

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: 07/21/2025.

ESTATE ADDRESS: 67340 Garbino Rd

ESTIMATED VALUE: 437600

ESTATE CITY: Cathedral City , CA, 92234

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/25/25

DECEASED NAME: Darlene R Eaton

FILE #: 25STPB08465

ATTORNEY NAME: Anthony Craig Grossman

ATTORNEY PHONE #: 175408

ATTORNEY EMAIL: agrossman@sg-law.net

ESTATE ADDRESS: 1844 S Lang Ave

ESTATE CITY: West Covina, CA, 91790

PR NAME: Gary J Galanda

PR ADDRESS: 1844 S Lang Ave, West Covina, CA, 91790

PR TYPE: Probate Estates **PR PHONE #:**

PR COURT DATE: 07/25/2025.

ESTIMATED VALUE: 707700

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Linda Asklof

PR NAME: Raymond Asklof

FILE #: 25STPB08405

PR ADDRESS:,,,

ATTORNEY NAME: Kimberly Beach Napolitano

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 227683

PR EMAIL:

ATTORNEY EMAIL: kim@vn-law.com

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 10738 Barman Ave

ESTIMATED VALUE: 1633500

ESTATE CITY: Culver City, CA, 90230

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Frances J Hoxie

PR NAME: Kimberly Denise Hoxie

FILE #: 25STPB08433

PR ADDRESS: 331 W Palmer St, Compton, CA, 90220

ATTORNEY NAME: Lawrence George Lewis Jr

PR TYPE: Probate Estates **PR PHONE #:** 310-963-6206

ATTORNEY PHONE #: 214652

PR EMAIL:

ATTORNEY EMAIL: llewis@lgjlrlaw.org

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 331 W Palmer St

ESTIMATED VALUE: 641100

ESTATE CITY: Compton, CA, 90220

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Richard M Valentini

PR NAME: Krystle Salar

FILE #: 25STPB08434

PR ADDRESS: 932 Lake St, Huntington Beach, CA, 92648

ATTORNEY NAME: Julia Catherine Mcbride

PR TYPE: Probate Estates **PR PHONE #:** 562-883-4905

ATTORNEY PHONE #: 183938

PR EMAIL: krystlevalentini@yahoo.com

ATTORNEY EMAIL: julia@jcmcbbridelaw.com

PR COURT DATE: 07/24/2025.

ESTATE ADDRESS: 10308 Hester Ave

ESTIMATED VALUE: 776400

ESTATE CITY: Whittier, CA, 90603

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Paulette Reva Watstein Caswell

PR NAME: Daniel David Barrett

FILE #: 25STPB08359

PR ADDRESS: 18115 Roberts Rd, Riverside, CA, 92508

ATTORNEY NAME: Peta-Gay Melissa Gordon

PR TYPE: Probate Estates **PR PHONE #:** 614-571-9116

ATTORNEY PHONE #: 238995

PR EMAIL: d1968b@gmail.com

ATTORNEY EMAIL: pgordon@ocslaw.com

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 3520 Carmona Ave

ESTIMATED VALUE: 1025200

ESTATE CITY: Los Angeles, CA, 90016

ESTIMATED BALANCE: Not Avilible

[Ring... Ring...]

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

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Roger Elliot Keller

PR NAME: Florence R Keller

FILE #: 25STPB08377

PR ADDRESS: 3157 Dona Susana Dr, Studio City, CA, 91604

ATTORNEY NAME: Brittany Nicole Britton

PR TYPE: Probate Estates **PR PHONE #:** 818-306-0454

ATTORNEY PHONE #: 303084

PR EMAIL: fryzakel@aol.com

ATTORNEY EMAIL: brittany@bestcoastestatelaw.com

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 3225 Iredell Ln

ESTIMATED VALUE: 3953600

ESTATE CITY: Studio City, CA, 91604

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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Donna P Engstrom

PR NAME: Raymond C Perron

FILE #: 25STPB08298
90275

PR ADDRESS: 3323 Starline Dr, Rancho Palos Verdes, CA,

ATTORNEY NAME: Paige Merrill Baker

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 158623

PR EMAIL: careflections@aol.com

ATTORNEY EMAIL: pbaker@lawbaker.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 3323 Starline Dr

ESTIMATED VALUE: 4100100

ESTATE CITY: Rancho Palos Verdes, CA, 90275

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Mario Rivas

PR NAME: Mario Cesar Rivas

FILE #: 25STPB08311

PR ADDRESS:,,,

ATTORNEY NAME: Timothy David Hummel

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 90581

PR EMAIL:

ATTORNEY EMAIL: timhusco@earthlink.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 9115 Orizaba Ave

ESTIMATED VALUE: 925400

ESTATE CITY: Downey, CA, 90240

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Mario Rivas

PR NAME: Mario Cesar Rivas

FILE #: 25STPB08311

PR ADDRESS:,,,

ATTORNEY NAME: Timothy David Hummel

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 90581

PR EMAIL:

ATTORNEY EMAIL: timhusco@earthlink.net

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 5111 Woodlawn Ave

ESTIMATED VALUE: 745600

ESTATE CITY: Los Angeles, CA, 90011

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Theresa Faye Bickford

PR NAME: Adam Bickford

FILE #: 25STPB08313

PR ADDRESS: 16609 Raywood Ln, Whittier, CA, 90603

ATTORNEY NAME: Danielle Allyson Geye

PR TYPE: Probate Estates **PR PHONE #:** 562-858-9024

ATTORNEY PHONE #: 239304

PR EMAIL: adambickford@yahoo.com

ATTORNEY EMAIL: dag@wiezorekgeye.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 12519 Roseton Ave

ESTIMATED VALUE: 794600

ESTATE CITY: Norwalk, CA, 90650

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Brenda M Roberts

PR NAME: Pamela R Rogers

FILE #: 25STPB08315

PR ADDRESS: 12628 Edderton Ave, La Mirada, CA, 90638

ATTORNEY NAME: Darin William Barber

PR TYPE: Probate Estates **PR PHONE #:** 714-399-5378

ATTORNEY PHONE #: 189008

PR EMAIL:

ATTORNEY EMAIL: dbarber@probateortrust.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 12628 Edderton Ave

ESTIMATED VALUE: 800200

ESTATE CITY: La Mirada, CA, 90638

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Miguel Angel Rivera

PR NAME: Carlos Alberto Rivera Jr

FILE #: 25STPB08334
TX, 78257

PR ADDRESS: 23910 W Interstate 10 Unit 16101, San Antonio,

ATTORNEY NAME: Stacy Norene Schnaid

PR TYPE: Probate Estates **PR PHONE #:** 210-573-1935

ATTORNEY PHONE #: 160912

PR EMAIL: carlosariveragonzalez@gmail.com

ATTORNEY EMAIL: sschnaid@schneiderandwarren.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 1722 W 37Th Pl

ESTIMATED VALUE: 707300

ESTATE CITY: Los Angeles, CA, 90018

ESTIMATED BALANCE: Not Avilible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Crescenta Pierce

PR NAME: Tina Hombs

FILE #: 25STPB08346

PR ADDRESS:,,,

ATTORNEY NAME: Georgia N Kezios

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 201473

PR EMAIL:

ATTORNEY EMAIL: gnkezios@kezioslaw.com

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 3806 E Arabella St

ESTIMATED VALUE: 849900

ESTATE CITY: Long Beach, CA, 90805

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Rosa Nazarette Millan

PR NAME: Gloria J Hannah

FILE #: 25STPB08350

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 8205 3Rd St

ESTIMATED VALUE: 669300

ESTATE CITY: Paramount, CA, 90723

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Mark Dana Sirota

PR NAME: Gary Lee Sirota

FILE #: 25STPB08225

PR ADDRESS: 15550 Otsego St, Encino, CA, 91436

ATTORNEY NAME:

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL: garysirota@aol.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 6650 Birchton Ave

ESTIMATED VALUE: 877100

ESTATE CITY: West Hills, CA, 91307

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Patsy Gilstrap

PR NAME: Deborah Timmons-Craney

FILE #: 25STPB08233

PR ADDRESS: 3630 W 61St St Unit 61, Los Angeles, CA, 90043

ATTORNEY NAME: Verlan Yuenen Kwan

PR TYPE: Probate Estates **PR PHONE #:** 213-200-8056

ATTORNEY PHONE #: 243246

PR EMAIL: deecee05@yahoo.com

ATTORNEY EMAIL: verlan@keystone-law.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 3630 W 61St St

ESTIMATED VALUE: 814700

ESTATE CITY: Los Angeles, CA, 90043

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Octavia Lue Lilly

PR NAME: Robert L Cohen

FILE #: 25STPB08245

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Probate Estates

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 343 W 84Th St

ESTIMATED VALUE: 559900

ESTATE CITY: Los Angeles, CA, 90003

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Allen Perry Brantz

PR NAME: Bruce Bromberg

FILE #: 25STPB08255

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Probate Estates

PR PHONE #:

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 12036 Shadow Ridge Way

ESTIMATED VALUE: 1021100

ESTATE CITY: Porter Ranch, CA, 91326

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Edwin D Passi

PR NAME: Delores Passi

FILE #: 25STPB08260

PR ADDRESS: 11703 Crossdale Ave, Norwalk, CA, 90650

ATTORNEY NAME: Diana Mae Fukushima

PR TYPE: Probate Estates **PR PHONE #:** 805-302-5818

ATTORNEY PHONE #:

PR EMAIL: keadd@juno.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 11048 Crestbrook St

ESTIMATED VALUE: 710600

ESTATE CITY: Norwalk, CA, 90650

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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ATTORNEY PHONE #:

PR EMAIL: keadd@juno.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 11703 Crossdale Ave

ESTIMATED VALUE: 729200

ESTATE CITY: Norwalk, CA, 90650

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.

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Olympia Napoleon

PR NAME: Kimberly Clements

FILE #: 25STPB08263

PR ADDRESS:,,,

ATTORNEY NAME: Sarah Swisher Unchangco

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 5304 Francisca Way

ESTIMATED VALUE: 1097200

ESTATE CITY: Agoura Hills, CA, 91301

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Tsuneyo Aoki Imai

PR NAME: Imai Clyde

FILE #: 25STPB08269

PR ADDRESS: 302 Kaipii Pl, Kihei, HI, 96753

ATTORNEY NAME: Chun-Young Yu Matthew

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL: cimai@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 1027 W 225Th St

ESTIMATED VALUE: 651000

ESTATE CITY: Torrance, CA, 90502

ESTIMATED BALANCE: Not Avilible

[Ring... Ring...]

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

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Nancie Barbara Wenick

PR NAME: Ronald B Wenick

FILE #: 25STPB08274

PR ADDRESS: 5349 Ellenvale Ave, Woodland Hills, CA, 91367

ATTORNEY NAME: Dinh Thuan Luu

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #: 237418

PR EMAIL: sweepstakes1010@hotmail.com

ATTORNEY EMAIL: dinh@goldfarbluu.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 6651 Sausalito Ave

ESTIMATED VALUE: 871800

ESTATE CITY: West Hills, CA, 91307

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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[Be Sure You Check the DNC List]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Pamala Jane Eaton

PR NAME: Darrell O Eaton

FILE #: 25STPB08285

PR ADDRESS: 18413 Alexander Ave, Cerritos, CA, 90703

ATTORNEY NAME: Peter Rasla

PR TYPE: Probate Estates **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 18413 Alexander Ave

ESTIMATED VALUE: 1215600

ESTATE CITY: Cerritos, CA, 90703

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Jeffrey Gale Robinson

PR NAME: Andrea Robinson

FILE #: 25STPB08287

PR ADDRESS: Po Box 5521, Oxnard, CA, 93031

ATTORNEY NAME: Wanda Gail Coutee

PR TYPE: Probate Estates **PR PHONE #:** 310-962-6275

ATTORNEY PHONE #:

PR EMAIL: andreayrobinson@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 4254 Don Tapia Pl

ESTIMATED VALUE: 1057900

ESTATE CITY: Los Angeles, CA, 90008

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Rose Bud Hendrix

PR NAME: Pamela Elaine Hendrix

FILE #: 25STPB08288

PR ADDRESS: 1590 W Ramona Dr Unit B, Rialto, CA, 92376

ATTORNEY NAME: Edna Felix

PR TYPE: Probate Estates **PR PHONE #:** 951-497-7247

ATTORNEY PHONE #:

PR EMAIL: sashadarla3@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 13012 S Main St

ESTIMATED VALUE: 560500

ESTATE CITY: Los Angeles, CA, 90061

ESTIMATED BALANCE: Not Avilible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Reba A Turnbull

PR NAME: Kroloff Belcher Smart Perry & Christopherson

FILE #: STK-PR-TRK-2025-0001096

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 16116 Wagner Rd

ESTIMATED VALUE: 1541200

ESTATE CITY: Escalon, CA, 95320

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/22/25

DECEASED NAME: Anacleto Unciano Tubera

PR NAME: Clarence Chan

FILE #: STK-PR-TRK-2025-0001098

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/22/2025.

ESTATE ADDRESS: 629 Marlowe Ct

ESTIMATED VALUE: 455400

ESTATE CITY: Stockton, CA, 95210

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Patrick Lee Troute

PR NAME: Patrick L. Marinaro

FILE #: STK-PR-TRK-2025-0001103
02108

PR ADDRESS: 130 Bowdoin St Unit 301, Boston, MA,

ATTORNEY NAME:

PR TYPE: Executor **PR PHONE #:** 650-814-6664

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 2930 Driftwood Pl Apt 73

ESTIMATED VALUE: 290100

ESTATE CITY: Stockton, CA, 95219

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Glenn Lane

PR NAME: Randel Lane

FILE #: 25PR132307

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

ATTORNEY NAME: Kenneth Howard Horowitz

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

ATTORNEY PHONE #: 133764

PR EMAIL: randel.lane@aol.com

ATTORNEY EMAIL: khorowitz@arcr.com

PR COURT DATE: 07/20/2025.

ESTATE ADDRESS: 3710 Wisconsin St

ESTIMATED VALUE: 764500

ESTATE CITY: Oakland, CA, 94619

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: James W Roberson

PR NAME: Rita Roberson

FILE #: 25PR131823
, Oakland, CA, 94603

PR ADDRESS: 1428 105Th Ave, Unit 551

ATTORNEY NAME: Peter Hass

PR TYPE: Administrator

PR PHONE #: 925-303-7517

ATTORNEY PHONE #:

PR EMAIL: shejazze58@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 1433 87Th Ave

ESTIMATED VALUE: 435500

ESTATE CITY: Oakland, CA, 94621

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/21/25

DECEASED NAME: Shirley Marquez Marasigan

PR NAME: Marquis Marasigan

FILE #: 25PR131659

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

ATTORNEY NAME: Emma Drew Woidtke

PR TYPE: Administrator

PR PHONE #: 725-244-1750

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL: emma@woidtke.com

PR COURT DATE: 07/21/2025.

ESTATE ADDRESS: 13940 Santiago Rd

ESTIMATED VALUE: 762200

ESTATE CITY: San Leandro, CA, 94577

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/24/25

DECEASED NAME: Rosalind Marie Suttice

PR NAME: John Hodges

FILE #: 25PR132496

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

ATTORNEY NAME: Mark Saakian

PR TYPE: Administrator

PR PHONE #: 415-574-7066

ATTORNEY PHONE #: 315902

PR EMAIL: thegreatjohna@att.net

ATTORNEY EMAIL: mark@civilitylaw.com

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 526 Douglas Ave

ESTIMATED VALUE: 422200

ESTATE CITY: Oakland, CA, 94603

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Jonetta C Ailsworth

PR NAME: Brian Toeppen

FILE #: 25PR132313

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

ATTORNEY NAME: Grant Alexander Toeppen

PR TYPE: Administrator

PR PHONE #: 925-640-6276

ATTORNEY PHONE #: 282199

PR EMAIL: chillinonice@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 07/18/2025.

ESTATE ADDRESS: 1155 58Th Ave

ESTIMATED VALUE: 338000

ESTATE CITY: Oakland, CA, 94621

ESTIMATED BALANCE: No

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 7/23/25

DECEASED NAME: Raymond B Wallace

PR NAME: Roger B Wallace

FILE #: 25PR132311

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

ATTORNEY NAME: Christian R Jajeh

PR TYPE: Administrator

PR PHONE #: 209-603-1430

ATTORNEY PHONE #: 333003

PR EMAIL: emtgcp@live.com

ATTORNEY EMAIL: christian@jajeh.law

PR COURT DATE: 07/07/2025.

ESTATE ADDRESS: 258 Rachael Pl

ESTIMATED VALUE:

ESTATE CITY: Pleasanton, CA, 94566

ESTIMATED BALANCE: Not Avilible

[Ring... Ring...]

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

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: 7/16/25

DECEASED NAME: James R Abbey

PR NAME: Denise R Abbey

FILE #: PR-25-000764

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

ATTORNEY NAME: Frank M Lima

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

ATTORNEY PHONE #: 151287

PR EMAIL: denisea3539@yahoo.com

ATTORNEY EMAIL: flima@limalaw.net

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 1521 Wylie Dr

ESTIMATED VALUE: 425600

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PR NAME: Denise R Abbey

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ATTORNEY NAME: Frank M Lima

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

ATTORNEY PHONE #: 151287

PR EMAIL: denisea3539@yahoo.com

ATTORNEY EMAIL: flima@limalaw.net

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 4506 W Service Rd

ESTIMATED VALUE: 2036600

ESTATE CITY: Modesto, CA, 95358

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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PR NAME: Denise R Abbey

FILE #: PR-25-000764

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ATTORNEY NAME: Frank M Lima

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

ATTORNEY PHONE #: 151287

PR EMAIL: denisea3539@yahoo.com

ATTORNEY EMAIL: flima@limalaw.net

PR COURT DATE: 07/16/2025.

ESTATE ADDRESS: 4548 W Service Rd

ESTIMATED VALUE: 888000

ESTATE CITY: Modesto, CA, 95355

ESTIMATED BALANCE: Not Availible

[Ring... Ring...]

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