

# PROBATE TRACKING SHEET



DATE: 4/23/25

**DECEASED NAME:** Linda Crockett

**PR NAME:** Michael Elonzo Durio

**FILE #:** P25-00711

**PR ADDRESS:** 4705 Arno Ct, Richmond, CA, 94804

**ATTORNEY NAME:**

**PR TYPE:** Administrator

**PR PHONE #:** 510-755-5706

**ATTORNEY PHONE #:**

**PR EMAIL:**

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/23/25.

**ESTATE ADDRESS:** 4705 Arno Ct

**ESTIMATED VALUE:**

**ESTATE CITY:** Richmond, CA, 94804

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

# PROBATE TRACKING SHEET



DATE: 4/23/25

**DECEASED NAME:** Meei-Chyi Guo

**PR NAME:** Dong Yan

**FILE #:** P25-00714

**PR ADDRESS:** 250 John St, Princeton, NJ, 08542

**ATTORNEY NAME:**

**PR TYPE:** Executor **PR PHONE #:** 847-204-4432

**ATTORNEY PHONE #:**

**PR EMAIL:** dyan821@yahoo.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/23/25.

**ESTATE ADDRESS:** 422 Fuchsia Ln

**ESTIMATED VALUE:**

**ESTATE CITY:** San Ramon, CA, 94582

**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.

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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/24/25

**DECEASED NAME:** Willie Lois Hall

**PR NAME:** Anthony Hall

**FILE #:** P25-00724

**PR ADDRESS:** 2031 Blackheath Ln, Roseville, CA, 95678

**ATTORNEY NAME:**

**PR TYPE:** Administrator

**PR PHONE #:** 916-303-6752

**ATTORNEY PHONE #:**

**PR EMAIL:** t.hall@yahoo.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/24/25.

**ESTATE ADDRESS:** 337 S 37Th St

**ESTIMATED VALUE:**

**ESTATE CITY:** Richmond, CA, 94804

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

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## COLD CALL SCRIPT

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# PROBATE TRACKING SHEET



DATE: 4/28/25

**DECEASED NAME:** Stephen L Jesse

**PR NAME:** Cathy Jesse

**FILE #:** P25-00735  
97221

**PR ADDRESS:** 6367 Sw Beaverton Hillsdale Hwy #87, Portland, OR,

**ATTORNEY NAME:**

**PR TYPE:** Executor **PR PHONE #:** 209-591-7319

**ATTORNEY PHONE #:**

**PR EMAIL:** cathyjesse1@att.net

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/28/25.

**ESTATE ADDRESS:** 613 Alamos Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Danville, CA, 94526

**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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# PROBATE TRACKING SHEET



DATE: 4/28/25

**DECEASED NAME:** Bryan Thomas

**PR NAME:** Renza Nassab

**FILE #:** P25-00741

**PR ADDRESS:** 1095 Camino Verde Cir, Walnut Creek, CA, 94597

**ATTORNEY NAME:** William A Massarweh

**PR TYPE:** Executor **PR PHONE #:** 702-326-4494

**ATTORNEY PHONE #:** 925-937-9866

**PR EMAIL:** aznerk@aol.com

**ATTORNEY EMAIL:** bill@tcpwealth.net

**PR COURT DATE:** 4/28/25.

**ESTATE ADDRESS:** 1095 Camino Verde Cir

**ESTIMATED VALUE:**

**ESTATE CITY:** Walnut Creek, CA, 94597

**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.

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# PROBATE TRACKING SHEET



DATE: 4/29/25

**DECEASED NAME:** Patricia Lombardo

**PR NAME:** Denise M Lombardo

**FILE #:** P25-00747

**PR ADDRESS:** 71 El Portal Dr, Clayton, CA, 94517

**ATTORNEY NAME:** Mark T Blake

**PR TYPE:** Executor **PR PHONE #:** 916-370-3787

**ATTORNEY PHONE #:** 925-933-9047

**PR EMAIL:** denise\_lombardo@yahoo.com

**ATTORNEY EMAIL:** Mark@MarkTBlake.com

**PR COURT DATE:** 4/29/25.

**ESTATE ADDRESS:** 4150 Brookside Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Pittsburg, CA, 94565

**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.

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# PROBATE TRACKING SHEET



DATE: 4/30/25

**DECEASED NAME:** Geneva Poe

**PR NAME:** Susan Jackson

**FILE #:** P25-00761

**PR ADDRESS:** 1542 Mariposa St, Richmond, CA, 94804

**ATTORNEY NAME:** Leandro H Duran

**PR TYPE:** Administrator

**PR PHONE #:** 510-932-2653

**ATTORNEY PHONE #:** 925-930-3998

**PR EMAIL:** susanj722@sbcglobal.net

**ATTORNEY EMAIL:** LeandroH@LeandroHDuran.com

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 3091 Erla Way

**ESTIMATED VALUE:**

**ESTATE CITY:** Richmond, 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.

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# PROBATE TRACKING SHEET



DATE: 4/30/25

**DECEASED NAME:** Harold Elliott Jr

**PR NAME:** Leslie Elliott

**FILE #:** 25PR001503

**PR ADDRESS:** 52 09 Bootj Ack Dr, Sacramento, CA, 95842

**ATTORNEY NAME:** Christine James

**PR TYPE:** Executor **PR PHONE #:** 916-216-1300

**ATTORNEY PHONE #:** 530-470-9291

**PR EMAIL:**

**ATTORNEY EMAIL:** rubylaw@msn.com

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 5209 Bootjack Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Sacramento, CA, 95842

**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: 4/30/25

**DECEASED NAME:** Kathryn Louise Stephens

**PR NAME:** Thomas Stephens

**FILE #:** 25PR001496

**PR ADDRESS:** 9237 Pickens Drive, Blacklick, OH, 43004

**ATTORNEY NAME:** Mark J Lamb

**PR TYPE:** Administrator

**PR PHONE #:** 312-622-5491

**ATTORNEY PHONE #:** 916-485-2593

**PR EMAIL:**

**ATTORNEY EMAIL:** attymjlamb@hotmail.com

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 9070 Burst Ct

**ESTIMATED VALUE:**

**ESTATE CITY:** Sacramento, CA, 95826

**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: 4/29/25

**DECEASED NAME:** Stephen Matthew Bills

**PR NAME:** Whitney Stackhouse

**FILE #:** 25PR001493

**PR ADDRESS:** 7051 Wonner Way, Citrus Heights, CA, 95621

**ATTORNEY NAME:** Kathryn Halligan

**PR TYPE:** Administrator

**PR PHONE #:** 916-367-2300

**ATTORNEY PHONE #:** 916-960-1000

**PR EMAIL:**

**ATTORNEY EMAIL:** k.halligan@hvh.law

**PR COURT DATE:** 4/29/25.

**ESTATE ADDRESS:** 4120 Riva Ridge Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Fair Oaks, CA, 95628

**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: 4/30/25

**DECEASED NAME:** Adrienne B Brown

**PR NAME:** Maxine Bauchmann

**FILE #:** 25PR001489

**PR ADDRESS:** 3917 Kings Way, Sacramento, CA, 95821

**ATTORNEY NAME:** Timothy P Murphy

**PR TYPE:** Administrator

**PR PHONE #:** 916-489-0814

**ATTORNEY PHONE #:** 916-437-3500

**PR EMAIL:**

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 3917 Kings Way

**ESTIMATED VALUE:**

**ESTATE CITY:** Sacramento, CA, 95821

**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: 4/29/25

**DECEASED NAME:** John V Stroud

**PR NAME:** Michael Stroud

**FILE #:** 25PR001483

**PR ADDRESS:** 4358 Hill Street, San Diego, CA, 92107

**ATTORNEY NAME:** Mary K Deleo

**PR TYPE:** Administrator

**PR PHONE #:** 916-276-2560

**ATTORNEY PHONE #:** 916-558-6049

**PR EMAIL:**

**ATTORNEY EMAIL:** mdeleo@weintraub.com

**PR COURT DATE:** 4/29/25.

**ESTATE ADDRESS:** 365 Mountain View Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Folsom, CA, 95630

**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: 4/28/25

**DECEASED NAME:** Teresita A Coloma

**PR NAME:** Peter Rembulat

**FILE #:** 25PR001472

**PR ADDRESS:** 5970 Argyle Ave, San Bernardino, CA, 92404

**ATTORNEY NAME:** Anthony S Franceschi

**PR TYPE:** Administrator

**PR PHONE #:** 909-362-6261

**ATTORNEY PHONE #:** 916-674-2066

**PR EMAIL:**

**ATTORNEY EMAIL:** tony@cpt.law

**PR COURT DATE:** 4/28/25.

**ESTATE ADDRESS:** 7446 Sylvia Way

**ESTIMATED VALUE:**

**ESTATE CITY:** Sacramento, CA, 95822

**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.

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# PROBATE TRACKING SHEET



DATE: 4/25/25

**DECEASED NAME:** Michael King

**PR NAME:** Ryan King

**FILE #:** 25PR001435

**PR ADDRESS:** 9083 Trumhauer Way, Elk Grove, CA, 95758

**ATTORNEY NAME:** Michael Yee

**PR TYPE:** Administrator

**PR PHONE #:** 916-536-2246

**ATTORNEY PHONE #:** 916-927-9001

**PR EMAIL:**

**ATTORNEY EMAIL:** mike@mylawyersllp.com

**PR COURT DATE:** 4/25/25.

**ESTATE ADDRESS:** 8170 Crystal Walk Cir

**ESTIMATED VALUE:**

**ESTATE CITY:** Elk Grove, CA, 95758

**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: 4/24/25

**DECEASED NAME:** Lettie Baker

**PR NAME:** Ashley Baker

**FILE #:** 25PR001422

**PR ADDRESS:** 7903 N Ash Ln, Spokane, WA, 99208

**ATTORNEY NAME:** Sheri Hoffman

**PR TYPE:** Administrator

**PR PHONE #:** 509-361-0742

**ATTORNEY PHONE #:** 916-985-2753

**PR EMAIL:**

**ATTORNEY EMAIL:** sheri@hoffmanandhoffman.com

**PR COURT DATE:** 4/24/25.

**ESTATE ADDRESS:** 401 Curran Ave

**ESTIMATED VALUE:**

**ESTATE CITY:** Sacramento, CA, 95833

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

# PROBATE TRACKING SHEET



DATE: 3/26/25

**DECEASED NAME:** David A Sutter

**PR NAME:** Benjamin Bloch

**FILE #:** 25PR116131

**PR ADDRESS:** 1774 W Nobility Cir, Salt Lake City, UT, 84116

**ATTORNEY NAME:** Rachel A Dodson

**PR TYPE:** Executor **PR PHONE #:** 509-205-1558

**ATTORNEY PHONE #:** 510-824-8100

**PR EMAIL:** excaliborn7@gmail.com

**ATTORNEY EMAIL:** rdodson@ayoubdodson.com

**PR COURT DATE:** 3/26/25.

**ESTATE ADDRESS:** 12 Menlo Pl

**ESTIMATED VALUE:**

**ESTATE CITY:** Berkeley, CA, 94707

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

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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: 3/26/25

**DECEASED NAME:** Marjorie Jean Anderson

**PR NAME:** Barritt W Anderson

**FILE #:** 25PR116143

**PR ADDRESS:** 1247 Columbus Ave, Livermore, CA, 94550

**ATTORNEY NAME:** Elizabeth Trutner

**PR TYPE:** Executor **PR PHONE #:** 925-642-1263

**ATTORNEY PHONE #:** 925-447-1222

**PR EMAIL:** barritt@aol.com

**ATTORNEY EMAIL:** beth@demirislawfirm.com

**PR COURT DATE:** 3/26/25.

**ESTATE ADDRESS:** 1247 Columbus Ave

**ESTIMATED VALUE:**

**ESTATE CITY:** Livermore, CA, 94550

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

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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: 4/1/25

**DECEASED NAME:** Nancy Gay Enkoji

**PR NAME:** Mariko Enkoji-Busch

**FILE #:** 25PR116993

**PR ADDRESS:** 1825 N Kingsley Dr #309, Los Angeles, CA, 90027

**ATTORNEY NAME:** Elizabeth Apodaca

**PR TYPE:** Executor **PR PHONE #:** 917-703-4747

**ATTORNEY PHONE #:** 562-693-5027

**PR EMAIL:**

**ATTORNEY EMAIL:** myattorneyla@gmail.com

**PR COURT DATE:** 4/1/25.

**ESTATE ADDRESS:** 6979 Thornhill Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Oakland, CA, 94611

**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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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

# PROBATE TRACKING SHEET



DATE: 4/22/25

**DECEASED NAME:** Marietta Patricia Herrera

**PR NAME:** Raymond Flores Herrera lii

**FILE #:** 25PR119804

**PR ADDRESS:** 1255 Koch Ln, San Jose, CA, 95125

**ATTORNEY NAME:** Rebecca Sue Jones

**PR TYPE:** Executor **PR PHONE #:** 415-471-0408

**ATTORNEY PHONE #:** 408-354-1388

**PR EMAIL:** srflaco@hotmail.com

**ATTORNEY EMAIL:** grj@grjlaw.com

**PR COURT DATE:** 4/22/25.

**ESTATE ADDRESS:** 31000 Santa Maria Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Union City, CA, 94587

**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.

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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: 4/24/25

**DECEASED NAME:** Ellis French

**PR NAME:** Rosie Edwards

**FILE #:** 25PR120083

**PR ADDRESS:** 2200 Lancelot Dr, Pikeroad, AL, 36064

**ATTORNEY NAME:** Ryan Eugene Jackman

**PR TYPE:** Administrator

**PR PHONE #:** 334-313-1962

**ATTORNEY PHONE #:** 661-502-6244

**PR EMAIL:** edwardsjj1@charter.net

**ATTORNEY EMAIL:** ryan@jackman.law

**PR COURT DATE:** 4/24/25.

**ESTATE ADDRESS:** 1662 79Th Ave

**ESTIMATED VALUE:**

**ESTATE CITY:** Oakland, CA, 94621

**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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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/24/25

**DECEASED NAME:** Alice V Mock

**PR NAME:** Kathleen M Zepeda

**FILE #:** 25PR120113

**PR ADDRESS:** 351 Munich St, San Francisco, CA, 94112

**ATTORNEY NAME:** Madeline Maria Zepeda

**PR TYPE:** Executor **PR PHONE #:** 415-305-2679

**ATTORNEY PHONE #:** 510-272-6600

**PR EMAIL:** kxmock@aol.com

**ATTORNEY EMAIL:** madeline.zepeda@acgov.org

**PR COURT DATE:** 4/24/25.

**ESTATE ADDRESS:** 3621 La Mesa Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Hayward, CA, 94542

**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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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/25/25

**DECEASED NAME:** Alfredo G Benavidez Jr

**PR NAME:** Maricela Sepulveda

**FILE #:** 25PR120148

**PR ADDRESS:** 16041 Paseo Del Campo, San Lorenzo, CA, 94580

**ATTORNEY NAME:** Autumn Benavidez

**PR TYPE:** Administrator

**PR PHONE #:** 510-378-9175

**ATTORNEY PHONE #:** 415-793-3578

**PR EMAIL:** sepulrem@uic.com

**ATTORNEY EMAIL:** autumn.e.engel@gmail.com

**PR COURT DATE:** 4/25/25.

**ESTATE ADDRESS:** 35009 Lilac Loop

**ESTIMATED VALUE:**

**ESTATE CITY:** Union City, CA, 94587

**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.

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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/25/25

**DECEASED NAME:** Letitia Brewster

**PR NAME:** Peter Walton

**FILE #:** 25PR120150

**PR ADDRESS:** 12 East 86Th St #1029, New York, NY, 10028

**ATTORNEY NAME:** Elaine Ercolini

**PR TYPE:** Executor **PR PHONE #:** 602-903-8797

**ATTORNEY PHONE #:** 510-644-2618

**PR EMAIL:** pmb.walton@gmail.com

**ATTORNEY EMAIL:** elaineercolini@comcast.net

**PR COURT DATE:** 4/25/25.

**ESTATE ADDRESS:** 2912 Deakin St #3

**ESTIMATED VALUE:**

**ESTATE CITY:** Berkeley, CA, 94705

**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: 4/25/25

**DECEASED NAME:** Howard Orgera

**PR NAME:** Susan Orgera

**FILE #:** 25PR120230

**PR ADDRESS:** 589 Eileen St, Brentwood, CA, 94513

**ATTORNEY NAME:** Grant Alexander Toeppen

**PR TYPE:** Administrator

**PR PHONE #:** 510-610-7609

**ATTORNEY PHONE #:** 925-336-3632

**PR EMAIL:** susano19@yahoo.com

**ATTORNEY EMAIL:** grant@advanceplanninglaw.com

**PR COURT DATE:** 4/25/25.

**ESTATE ADDRESS:** 2472 Spyglass Ct

**ESTIMATED VALUE:**

**ESTATE CITY:** Union City, CA, 94587

**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.

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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: 4/29/25

**DECEASED NAME:** Terrance Erven

**PR NAME:** Heather Erven

**FILE #:** 25PR120524

**PR ADDRESS:** 14393 Acacia St, San Leandro, CA, 94579

**ATTORNEY NAME:** Teresa Green

**PR TYPE:** Administrator

**PR PHONE #:** 510-861-4516

**ATTORNEY PHONE #:** 510-832-0742

**PR EMAIL:** haeshorty007@comcast.net

**ATTORNEY EMAIL:** tg@campbellgreenlaw.com

**PR COURT DATE:** 4/29/25.

**ESTATE ADDRESS:** 14393 Acacia St

**ESTIMATED VALUE:**

**ESTATE CITY:** San Leandro, CA, 94579

**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.

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**IF NO:**

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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: 5/2/25

**DECEASED NAME:** Alicia A Mendoza

**PR NAME:** Alicia Mendes

**FILE #:** PR-25-000448

**PR ADDRESS:** 2909 Marazan St, Denair, CA, 95316

**ATTORNEY NAME:**

**PR TYPE:** NA **PR PHONE #:** 209-202-5565

**ATTORNEY PHONE #:**

**PR EMAIL:** aliciamend@yahoo.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 5/2/25.

**ESTATE ADDRESS:** 4201 Chalmer Ct

**ESTIMATED VALUE:**

**ESTATE CITY:** Denair, CA, 95316

**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.

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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: 4/29/25

**DECEASED NAME:** Ned Gordon Boe

**PR NAME:** Heather Boe

**FILE #:** S-PR-0013545

**PR ADDRESS:** 1664 Krpan Dr, Roseville, CA, 95747

**ATTORNEY NAME:**

**PR TYPE:** Executor **PR PHONE #:** 613-548-5164

**ATTORNEY PHONE #:**

**PR EMAIL:**

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/29/25.

**ESTATE ADDRESS:** 1664 Krpan Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Roseville, CA, 95747

**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.

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**IF NO:**

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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: 4/24/25

**DECEASED NAME:** Camilo Rivera

**PR NAME:** Maria Rivera

**FILE #:** S-PR-0013542

**PR ADDRESS:** 2269 Fawndale Lane, Lincoln, CA, 95648

**ATTORNEY NAME:**

**PR TYPE:** Administrator

**PR PHONE #:** 916-303-0005

**ATTORNEY PHONE #:**

**PR EMAIL:**

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/24/25.

**ESTATE ADDRESS:** 608 Bellarine Ct

**ESTIMATED VALUE:**

**ESTATE CITY:** Lincoln, CA, 95648

**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.

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**IF NO:**

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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: 4/25/25

**DECEASED NAME:** James Loren Rebolini

**PR NAME:** Michele Rebolini

**FILE #:** 25PR00452

**PR ADDRESS:** 961 Lancaster St, Vacaville, CA, 95687

**ATTORNEY NAME:**

**PR TYPE:** Executor **PR PHONE #:** 707-386-9194

**ATTORNEY PHONE #:**

**PR EMAIL:** rebollini.mike@gmail.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/25/25.

**ESTATE ADDRESS:** 629 Barcelona Dr

**ESTIMATED VALUE:**

**ESTATE CITY:** Sonoma, CA, 95476

**ESTIMATED BALANCE:**

[Ring... Ring...]

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

**IF YES:**

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

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

**IF NO:**

Great, I'll be brief yet informative, I understand [pr court date] is your hearing to be approved as the [admin/exe], is that how you understand it?

Perfect. You also understand—after the hearing and you're approved, you'll be issued certified letters which give you legal authority to convert assets to their monetary equivalent, you just won't be able to distribute any funds yet. I'm sure your attorney explained that.

The reason I'm calling pertains to the real estate included in the probate. You may or may not have plans to sell the estate home, but I'm sure you agree its better to know and not need it than need it and not know—so Im going to email you our probate real estate resource guide that outlines in detail everything involved in selling real estate during probate, it's free, there isn't any obligation and you'll be prepared when the time comes. Do you use gmail?

## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

# PROBATE TRACKING SHEET



DATE: 4/28/25

**DECEASED NAME:** Lucille Sell

**PR NAME:** Michael P Sell

**FILE #:** 25PR00453

**PR ADDRESS:** 1309 Jasmine Cir, Rohnert Park, CA, 94928

**ATTORNEY NAME:**

**PR TYPE:** Executor **PR PHONE #:** 707-888-5716

**ATTORNEY PHONE #:**

**PR EMAIL:** bladnr16@yahoo.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/28/25.

**ESTATE ADDRESS:** 1309 Jasmine Cir

**ESTIMATED VALUE:**

**ESTATE CITY:** Rohnert Park, CA, 94928

**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.

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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/30/25

**DECEASED NAME:** Terrell Domingo Santiago

**PR NAME:** Nakita Santiago

**FILE #:** STK-PR-EST-2025-0000670

**PR ADDRESS:** 14421 Castleford Dr, Manor, TX, 78653

**ATTORNEY NAME:**

**PR TYPE:** NA **PR PHONE #:** 208-389-8152

**ATTORNEY PHONE #:**

**PR EMAIL:** nichnak@gmail.com

**ATTORNEY EMAIL:**

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 720 W Flora St

**ESTIMATED VALUE:**

**ESTATE CITY:** Stockton, CA, 95203

**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.

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## COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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# PROBATE TRACKING SHEET



DATE: 4/30/25

**DECEASED NAME:** George William Braun Iv

**PR NAME:** Renee A Weigum

**FILE #:** STK-PR-EST-2025-0000673

**PR ADDRESS:** Po Box 408, Woodbridge, CA, 95258

**ATTORNEY NAME:** Trenton M Diehl

**PR TYPE:** NA **PR PHONE #:** 209-986-1221

**ATTORNEY PHONE #:** 209-310-2903

**PR EMAIL:** rrrhome@netzero.net

**ATTORNEY EMAIL:** Trent@Diehlfirm.com

**PR COURT DATE:** 4/30/25.

**ESTATE ADDRESS:** 8945 E Emil St

**ESTIMATED VALUE:**

**ESTATE CITY:** Victor, CA, 95253

**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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