

PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Catherine Glisson

PR NAME: Jennifer Young

FILE #: 2025PRDE049563

PR ADDRESS: 2219 W Saint Emilion Dr, Hayden, ID, 83835

ATTORNEY NAME: Kendall A Vanconas

PR TYPE: Administrator

PR PHONE #:

ATTORNEY PHONE #: 160829

PR EMAIL:

ATTORNEY EMAIL: kvanconas@atozlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 2302 Panda Pl

ESTIMATED VALUE: 865900

ESTATE CITY: Ventura, CA, 93003

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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COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Diane Bargmann

PR NAME: Carol Edman

FILE #: 2025PRDE049539

PR ADDRESS: 1614 Little Rabbit Ct, Montgomery, TX, 77316

ATTORNEY NAME: Fabiola B Karls

PR TYPE: Administrator

PR PHONE #: 661-992-0028

ATTORNEY PHONE #: 236997

PR EMAIL:

ATTORNEY EMAIL: fabiola.karls@rodnunskylaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 11510 Country Creek Ct

ESTIMATED VALUE: 673300

ESTATE CITY: Moorpark, CA, 93021

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: 09/02/2025

DECEASED NAME: Beathrice Lucille Simmons

PR NAME: Tiairia Simmons

FILE #: 25STPB09810

PR ADDRESS: 1257 W 96th St, Los Angeles, CA, 90044

ATTORNEY NAME: Carla Dolores Allen
424-270-4704

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 195623

PR EMAIL: stiairia@yahoo.com

ATTORNEY EMAIL: CDAllenESQ@gmail.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 1257 W 96Th St

ESTIMATED VALUE: 493800

ESTATE CITY: Los Angeles, CA, 90044

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Victoria Ramos Munoz

PR NAME: Marina Ramos Munoz

FILE #: 25STPB09855

PR ADDRESS: 8886 Morehart Ave, Sun Valley, CA, 91352

ATTORNEY NAME: Daniel B Burbott
818-257-6361

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 279759

PR EMAIL: mmunoz0321@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 13600 Davenport St

ESTIMATED VALUE: 568700

ESTATE CITY: Pacoima, CA, 91331

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Mary Elizabeth Tatum

PR NAME: Donald Turner Jr

FILE #: 25STPB09857

PR ADDRESS:,,,

ATTORNEY NAME:

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 13609 Avalon Blvd

ESTIMATED VALUE: 688200

ESTATE CITY: Los Angeles, CA, 90061

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 08/29/2025

DECEASED NAME: Mabel Cheng

PR NAME: Simon Cheung

FILE #: 25STPB09878

PR ADDRESS: 2555 Main St #3007, Irvine, CA, 92614

ATTORNEY NAME: Kate Young

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 223101

PR EMAIL: simon_cheung82@yahoo.com

ATTORNEY EMAIL:

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 2519 Alta St

ESTIMATED VALUE: 652300

ESTATE CITY: Los Angeles, CA, 90031

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 08/29/2025

DECEASED NAME: Fayek Y Nasir

PR NAME: Roudaina F Nasir

FILE #: 25STPB09879

PR ADDRESS: 1455 W H St, Ontario, CA, 91762

ATTORNEY NAME: Michael Ebner

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:** 909-670-7368

ATTORNEY PHONE #: 183499

PR EMAIL: arnas86ir@netscape.net

ATTORNEY EMAIL: ebnerlaw@aol.com

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 20121 Shadow Mountain Rd

ESTIMATED VALUE: 1336000

ESTATE CITY: Walnut, CA, 91789

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/02/2025

DECEASED NAME: Mary Lourdes Cuevas

PR NAME: Miguel Medina Delgado Jr

FILE #: 25STPB09897

PR ADDRESS: 7302 Benares St, Downey, CA, 90241

ATTORNEY NAME: Rodney Thomas Gould

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 219234

PR EMAIL:

ATTORNEY EMAIL: rodney@rodneygouldlaw.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 431 S Tajauta Ave

ESTIMATED VALUE: 870800

ESTATE CITY: Compton, CA, 90220

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Jerry Martin Basura

PR NAME: Maureen Kochan

FILE #: 25STPB09911

PR ADDRESS: 6876 N Windview Cir, Parker, CO, 80134

ATTORNEY NAME: Cynthia R Cox

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 153298

PR EMAIL:

ATTORNEY EMAIL: cynthia@coxlawgroupinc.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 321 El Dorado St

ESTIMATED VALUE: 1493700

ESTATE CITY: Arcadia, CA, 91006

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/03/2025

DECEASED NAME: Jerry Martin Basura

PR NAME: Maureen Kochan

FILE #: 25STPB09911

PR ADDRESS: 6876 N Windview Cir, Parker, CO, 80134

ATTORNEY NAME: Cynthia R Cox

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 153298

PR EMAIL:

ATTORNEY EMAIL: cynthia@coxlawgroupinc.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 1808 Encino Ave

ESTIMATED VALUE: 179035

ESTATE CITY: Monrovia, CA, 91016

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/03/2025

DECEASED NAME: Hugh Michael Maloy

PR NAME: Terry Louise Maloy

FILE #: 25STPB09924

PR ADDRESS: 1970 Montana St #19, Ventura, CA, 93003

ATTORNEY NAME: Eric Rudolph Anthony
818-419-7534

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 226822

PR EMAIL: tmaloy1208@yahoo.com

ATTORNEY EMAIL: Eric@RudolphLegal.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 8906 Hillrose St

ESTIMATED VALUE: 847200

ESTATE CITY: Sunland, CA, 91040

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Bracha Zohar

PR NAME: Oreet Zohar

FILE #: 25STPB09945

PR ADDRESS: 1440 N St NW #P8, Washington, DC, 20005

ATTORNEY NAME: Brenda Depew Jocz
512-971-8838

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 259510

PR EMAIL: oz10@juno.com

ATTORNEY EMAIL: bd@hinojosaforer.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 7029 Cozycroft Ave

ESTIMATED VALUE: 736700

ESTATE CITY: Winnetka, CA, 91306

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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DATE: 09/03/2025

DECEASED NAME: Bracha Zohar

PR NAME: Oreet Zohar

FILE #: 25STPB09945

PR ADDRESS: 1440 N St NW #P8, Washington, DC, 20005

ATTORNEY NAME: Brenda Depew Jocz
512-971-8838

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 259510

PR EMAIL: oz10@juno.com

ATTORNEY EMAIL: bd@hinojosaforer.com

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 10149 Commerce Ave Unit 16

ESTIMATED VALUE: 455100

ESTATE CITY: Tujunga, CA, 91042

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 09/04/2025

DECEASED NAME: Victor M Acuna

PR NAME: Lupita Mejia

FILE #: 25STPB09968

PR ADDRESS: 6767 Di Carlo Pl, Rancho Cucamonga, CA, 91739

ATTORNEY NAME: Brian Carter Miles

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 214329

PR EMAIL: lupitamejia@roadrunner.com

ATTORNEY EMAIL: bcmiles@milesatcherlaw.net

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 527 Ardilla Ave

ESTIMATED VALUE: 700200

ESTATE CITY: La Puente, CA, 91746

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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DATE: 09/04/2025

DECEASED NAME: Daniel J Crooymans

PR NAME: Jordan Crooymans

FILE #: 25STPB09971

PR ADDRESS: 912 W Benbow St, San Dimas, CA, 91773

ATTORNEY NAME: Marshall Neil Solarz

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 78259

PR EMAIL:

ATTORNEY EMAIL: nsolarz@weinstocklaw.com

PR COURT DATE: 09/04/2025.

ESTATE ADDRESS: 912 W Benbow St

ESTIMATED VALUE: 856000

ESTATE CITY: San Dimas, CA, 91773

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

IF YES:

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

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

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

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

COLD CALL SCRIPT

[Be Sure You Check the DNC List]

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

PROBATE TRACKING SHEET



DATE: 09/02/2025

DECEASED NAME: Kevin Matthews

PR NAME: Brian Matthews

FILE #: 25STPB09988
91011

PR ADDRESS: 4613 Indiana Ave, La Canada Flintridge, CA,

ATTORNEY NAME: Robert Kevin Smith
213-810-6336

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 128726

PR EMAIL: matthews@cytonetics.com

ATTORNEY EMAIL: rksmithesq1@aol.com

PR COURT DATE: 09/02/2025.

ESTATE ADDRESS: 580 N Orange Grove Blvd

ESTIMATED VALUE: 695300

ESTATE CITY: Pasadena, CA, 91103

ESTIMATED BALANCE: Not Available

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

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PROBATE TRACKING SHEET



DATE: 09/03/2025

DECEASED NAME: Tsuiling Chang

PR NAME: Mary Sun

FILE #: 25STPB09997

PR ADDRESS: 871 S Los Robles Ave, Pasadena, CA, 91106

ATTORNEY NAME: Vincent Yehsen Lin
626-375-4782

PR TYPE: Decedent's Estate (General Jurisdiction) **PR PHONE #:**

ATTORNEY PHONE #: 201419

PR EMAIL:

ATTORNEY EMAIL: LDS@VINCENTLINLAW.COM

PR COURT DATE: 09/03/2025.

ESTATE ADDRESS: 871 S Los Robles Ave

ESTIMATED VALUE: 1532200

ESTATE CITY: Pasadena, CA, 91106

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 08/28/2025

DECEASED NAME: Marie Fullington

PR NAME: Vickie Lynn Mahony

FILE #: PROVA2500701

PR ADDRESS: 1778 Papaya Tree St, Hemet, CA, 92545

ATTORNEY NAME:

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

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/28/2025.

ESTATE ADDRESS: 7725 Shawnee Trl

ESTIMATED VALUE: 243900

ESTATE CITY: Yucca Valley, CA, 92284

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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PROBATE TRACKING SHEET



DATE: 08/29/2025

DECEASED NAME: Nittaya Sopa

PR NAME: Wanda Long

FILE #: PRIN2501034

PR ADDRESS: 84366 Rodine Ave, Indio, CA, 92203

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 757-714-0916

ATTORNEY PHONE #:

PR EMAIL: wandakampanartsanyakorn@hotmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/29/2025.

ESTATE ADDRESS: 45890 Cimarron Rd

ESTIMATED VALUE: 469200

ESTATE CITY: Indio, CA, 92201

ESTIMATED BALANCE: Not Available

[Ring... Ring...]

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

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