

PROBATE TRACKING SHEET



DATE: 08/12/2025

DECEASED NAME: Warrenell Denise Scoggins

PR NAME: William C Hayman

FILE #: 25PR002729

PR ADDRESS: Po Box 2683, Rocklin, CA, 95677

ATTORNEY NAME:

PR TYPE: Administrator

PR PHONE #: 916-257-6356

ATTORNEY PHONE #:

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/10/2025.

ESTATE ADDRESS: 8277 Red Elk Dr

ESTIMATED VALUE: 607300

ESTATE CITY: Elk Grove, CA, 95758

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: 08/15/2025

DECEASED NAME: Jean Phipps

PR NAME: Patrick Phipps Sr

FILE #: P25-01439

PR ADDRESS: 2742 La Costa Dr, Brentwood, CA, 94513

ATTORNEY NAME: Kayla P Capitulo

PR TYPE: Administrator

PR PHONE #: 925-457-9912

ATTORNEY PHONE #: 337246

PR EMAIL: pathipps@att.net

ATTORNEY EMAIL: kcapitulo@khtrustlaw.com

PR COURT DATE: 08/15/2025.

ESTATE ADDRESS: 2173 Frederick St

ESTIMATED VALUE: 543200

ESTATE CITY: Concord, CA, 94520

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/13/2025

DECEASED NAME: James Michael Coffee

PR NAME: Bessava Debra Coffee

FILE #: PR-25-000867

PR ADDRESS: 7761 Crows Landing Rd, Ceres, CA, 95307

ATTORNEY NAME: Kulwinder K Bains

PR TYPE: Decedent's Estate **PR PHONE #:** 209-566-5803

ATTORNEY PHONE #: 206499

PR EMAIL: bessava@hotmail.com

ATTORNEY EMAIL: kenea@kbainslaw.com

PR COURT DATE: 08/13/2025.

ESTATE ADDRESS: 718 S Mitchell Rd

ESTIMATED VALUE: 763000

ESTATE CITY: Turlock, CA, 95380

ESTIMATED BALANCE: Not Avlible

[Ring... Ring...]

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PR NAME: Bessava Debra Coffee

FILE #: PR-25-000867

PR ADDRESS: 7761 Crows Landing Rd, Ceres, CA, 95307

ATTORNEY NAME: Kulwinder K Bains

PR TYPE: Decedent's Estate **PR PHONE #:** 209-566-5803

ATTORNEY PHONE #: 206499

PR EMAIL: bessava@hotmail.com

ATTORNEY EMAIL: kenea@kbainslaw.com

PR COURT DATE: 08/13/2025.

ESTATE ADDRESS: 7761 Crows Landing Rd

ESTIMATED VALUE: 983400

ESTATE CITY: Ceres, CA, 95307

ESTIMATED BALANCE: Not Avlible

[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: 08/14/2025

DECEASED NAME: Ann Elizabeth Bell

PR NAME: Christine Marie Mallin

FILE #: PR-25-000872
95361

PR ADDRESS: 1738 Adams Creek Way #Wa, Oakdale, CA,

ATTORNEY NAME: Kaycee Matulac

PR TYPE: Decedent's Estate **PR PHONE #:** 209-840-3551

ATTORNEY PHONE #: 325109

PR EMAIL: mallincm@gmail.com

ATTORNEY EMAIL: kaycee@oakdalelaw.com

PR COURT DATE: 08/14/2025.

ESTATE ADDRESS: 433 Terrasol Ln

ESTIMATED VALUE: 504600

ESTATE CITY: Oakdale, CA, 95361

ESTIMATED BALANCE: Not Avlible

[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: 08/08/2025

DECEASED NAME: Elizabeth Vincent Yamasaki

PR NAME: John William Pennington Jr

FILE #: 25PR135619

PR ADDRESS: 1918 Newman Pl #1918, Mountain View, CA, 94043

ATTORNEY NAME: Sujung Park

PR TYPE: Administrator

PR PHONE #: 415-964-7240

ATTORNEY PHONE #:

PR EMAIL: joshypwashy@gmail.com

ATTORNEY EMAIL:

PR COURT DATE: 08/08/2025.

ESTATE ADDRESS: 3788 Woodside Ter

ESTIMATED VALUE: 3854000

ESTATE CITY: Fremont, CA, 94539

ESTIMATED BALANCE: Yes

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/11/2025

DECEASED NAME: Joan C Fishman

PR NAME: Paul Fishman

FILE #: 25PR135909

PR ADDRESS: 568 Waite Ave, Sunnyvale, CA, 94085

ATTORNEY NAME: Wendy L Wayne

PR TYPE: Executor **PR PHONE #:** 510-589-1062

ATTORNEY PHONE #: 183996

PR EMAIL: quale4@comcast.net

ATTORNEY EMAIL: wendyw@gkfremontlaw.com

PR COURT DATE: 08/11/2025.

ESTATE ADDRESS: 4737 Deadwood Dr

ESTIMATED VALUE: 1512300

ESTATE CITY: Fremont, CA, 94536

ESTIMATED BALANCE: NO

[Ring... Ring...]

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DATE: 08/12/2025

DECEASED NAME: Percival Maximo Aquino

PR NAME: Estandarte Aquino Melma

FILE #: 25PR136117

PR ADDRESS: 1253 139Th Ave, San Leandro, CA, 94578

ATTORNEY NAME: Robert P Huckaby
510-846-5635

PR TYPE: Spousal or Domestic Partner Property Petition **PR PHONE #:**

ATTORNEY PHONE #: 97633

PR EMAIL: paquino@flash.net

ATTORNEY EMAIL: bobhuckaby@aol.com

PR COURT DATE: 08/10/2025.

ESTATE ADDRESS: 1253 139Th Ave

ESTIMATED VALUE: 746000

ESTATE CITY: San Leandro, CA, 94578

ESTIMATED BALANCE: NO

[Ring... Ring...]

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DATE: 08/12/2025

DECEASED NAME: Anna E Lofgren

PR NAME: Franklin Pagnucco

FILE #: 25PR136126

PR ADDRESS: 2112 Sangria St, Brentwood, CA, 94513

ATTORNEY NAME: Brian M Wagner

PR TYPE: Executor **PR PHONE #:** 510-290-7763

ATTORNEY PHONE #: 331611

PR EMAIL:

ATTORNEY EMAIL:

PR COURT DATE: 08/12/2025.

ESTATE ADDRESS: 2266 Harborview Dr

ESTIMATED VALUE: 1034100

ESTATE CITY: San Leandro, CA, 94577

ESTIMATED BALANCE: NO

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/13/2025

DECEASED NAME: Preston L Leach

PR NAME: Ruth Ann Eichele

FILE #: 25PR136255

PR ADDRESS: 848 Cheney Ct, Lodi, CA, 95242

ATTORNEY NAME: Donald J Slater

PR TYPE: Executor **PR PHONE #:** 619-920-7603

ATTORNEY PHONE #: 294021

PR EMAIL: raleichele@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 1735 Via Redondo

ESTIMATED VALUE: 742700

ESTATE CITY: San Lorenzo, CA, 94580

ESTIMATED BALANCE: NO

[Ring... Ring...]

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ATTORNEY NAME: Donald J Slater

PR TYPE: Executor **PR PHONE #:** 619-920-7603

ATTORNEY PHONE #: 294021

PR EMAIL: raleichele@sbcglobal.net

ATTORNEY EMAIL:

PR COURT DATE: 07/25/2025.

ESTATE ADDRESS: 27046 Saint Francis Ave

ESTIMATED VALUE: 778700

ESTATE CITY: Hayward, CA, 94544

ESTIMATED BALANCE: NO

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/13/2025

DECEASED NAME: Omid Ali Mantashi

PR NAME: Sholeh Mantashi

FILE #: 25PR136401

PR ADDRESS: 13733 Ne 93Rd Ct #Ab, Redmond, WA, 98052

ATTORNEY NAME: Jennifer E Ramirez

PR TYPE: Administrator

PR PHONE #: 425-829-7565

ATTORNEY PHONE #: 295301

PR EMAIL: smantashi@aol.com

ATTORNEY EMAIL: jennifer@lawofficejer.com

PR COURT DATE: 07/23/2025.

ESTATE ADDRESS: 850 W Grand Ave Apt 14

ESTIMATED VALUE: 534500

ESTATE CITY: Oakland, CA, 94607

ESTIMATED BALANCE: NO

[Ring... Ring...]

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DATE: 08/08/2025

DECEASED NAME: John C Coleman

PR NAME: Tae Y Coleman

FILE #: 25PR135625

PR ADDRESS: 1200 Huph St, South Lake Tahoe, CA, 96150

ATTORNEY NAME: Anthony Grillo

PR TYPE: Administrator

PR PHONE #: 510-917-3720

ATTORNEY PHONE #: 349699

PR EMAIL: taecoleman@yahoo.com

ATTORNEY EMAIL: anthony@gibbonsandgrillo.com

PR COURT DATE: 08/08/2025.

ESTATE ADDRESS: 1825 Monterey Ave

ESTIMATED VALUE: 1975800

ESTATE CITY: Berkeley, CA, 94707

ESTIMATED BALANCE: NO

[Ring... Ring...]

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PROBATE TRACKING SHEET



DATE: 08/12/2025

DECEASED NAME: Joann Peters

PR NAME: Thomas Peters

FILE #: 25PR136125

PR ADDRESS: 37200 Paseo Padre Pkwy #161, Fremont, CA, 94536

ATTORNEY NAME: G Franchesca Callejo

PR TYPE: Administrator

PR PHONE #: 510-258-2869

ATTORNEY PHONE #: 88028

PR EMAIL: ssj4vegeta@jps.net

ATTORNEY EMAIL: fcallejo@sbcglobal.net

PR COURT DATE: 08/05/2025.

ESTATE ADDRESS: 28257 Thackeray Ave

ESTIMATED VALUE: 767614

ESTATE CITY: Hayward, CA, 94544

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: 08/07/2025

DECEASED NAME: Frank G Tabor

PR NAME: Randy Cole

FILE #: 25-PRO-01070
94066

PR ADDRESS: 3911 Pacific Heights Blvd #3911, San Bruno, CA,

ATTORNEY NAME:

PR TYPE: Decedent's Estate **PR PHONE #:** 408-590-4602

ATTORNEY PHONE #:

PR EMAIL: rcole4384@address.com

ATTORNEY EMAIL:

PR COURT DATE: 08/07/2025.

ESTATE ADDRESS: 150 Plumas Ct

ESTIMATED VALUE: 1496000

ESTATE CITY: San Bruno, CA, 94066

ESTIMATED BALANCE: Not Avlible

[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: 08/08/2025

DECEASED NAME: McIntosh James Castle

PR NAME: Charlotte H McIntosh

FILE #: 25-PRO-01075

PR ADDRESS: 1350 Bayshore Hwy #810, Burlingame, CA, 94010

ATTORNEY NAME: Steven D Anderson

PR TYPE: Decedent's Estate **PR PHONE #:** 650-520-8463

ATTORNEY PHONE #: 136260

PR EMAIL: charlottemcintosh145194133@malvern.com

ATTORNEY EMAIL: sanderson@ayhmf.com

PR COURT DATE: 07/14/2025.

ESTATE ADDRESS: 2130 Ralston Ave

ESTIMATED VALUE: 8499300

ESTATE CITY: Hillsborough, CA, 94010

ESTIMATED BALANCE: Not Avilble

[Ring... Ring...]

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