

Protect Your Property From Con Artists

Do you know how the title to your house is reflected in the public title records? Would you know if someone tried to steal the title to your house or saddle it with a lien or mortgage without your knowledge?

The Circuit Court has been inundated in recent years with convoluted and torturous litigation over the title to real property. Con artists are taking advantage of unsuspecting homeowners, particularly the elderly, the uneducated, widows and orphans. The fraud takes many forms. One of the most common is that a bad guy will find an outstanding tax bill and pay a portion of it, often paying very little. This will be followed by the filing of a lien claiming that the owner is liable to the scammer. After a few weeks, the swindler will file a deed to him or her claiming to have foreclosed on the lien. If the property was vacant, it might be leased out or sold. At no time does the true owner get notice of the scheme. Oftentimes, the first notice is a sheriff knocking at the door with a writ of eviction. In some cases where the homes were still occupied by the rightful owners, the fraudsters would solicit large sums of cash from the owners in exchange for releasing the lien.



The Oakland County Clerk, Lisa Brown, is helping you protect yourself from such a calamity. Oakland County has launched its new Property Record Notification system ("PRN") to enhance its Super Index, simplifying property record searches and allowing activity notifications for residents, professionals and law enforcement. Brown initially created the Super Index for Oakland County to help crack down on real estate fraud. With the PRN, homeowners can now be immediately alerted to any liens or deeds filed on their property. You can register as a user, for free, and then tag any property you want; you will then receive



notifications if something is recorded against that property. Keep tabs on your property, your parents' property, even that belonging to your kids.

There is no cost to you. Details can be found by following the link below, or contact [Mark S. Frankel](#), or another [Couzens Lansky Real Estate Attorney](#) and we can help set it up.

https://www.oakgov.com/clerkrod/Pages/news/20151029_rod_launches_new_property_notification.aspx