



TOM DALY
CLERK-RECORDER

PROPERTY RECORDS
BIRTH AND DEATH RECORDS
MARRIAGE LICENSES/RECORDS
PASSPORTS
FICTITIOUS BUSINESS NAMES
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES

NEWS RELEASE

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Questions? Contact Renee Ramirez, Assistant Clerk-Recorder
(714) 834-2510 or renee.ramirez@rec.ocgov.com

COURTESY NOTICES COMBAT REAL ESTATE FRAUD

Instances of real-estate fraud escalate during tough economic times, but local property owners can rest easier with tools available through the Orange County Clerk-Recorder Department.

Courtesy notices are sent to parties listed on grant deeds (property transfer documents) alerting them that a transaction has been recorded affecting their property. A copy of the first page of the recorded document is included. If there are questions about the transaction, the notice includes instructions about how to report concerns to the Clerk-Recorder Department and the Orange County District Attorney's office.

Additionally, notification of mechanic liens and abstract judgments are sent to about 32,000 property owners each year informing them of liens placed on their property. The notices include information about what to do if the lien was improper and who to contact.

"Our goal is to give people the tools they need to monitor changes affecting their property," Clerk-Recorder Tom Daly said. "Consumer education pays off."

Law enforcement statistics have shown that the elderly and those with lower incomes often are targets for real-estate fraud. Property owners should be on the lookout for any suspicious transaction involving their property as well as missing property tax bills, which can be the first sign of home-equity fraud; or receiving mortgage documents or payment books for an erroneous loan.

To protect yourself, check every six months for recorded transactions that may affect your property. It's easy to do. Visit www.ocrecorder.com and click on "**Services**" on the left-hand menu. Scroll down to "**Online Grantor/Grantee Index Search**." The index will show if a document has been recorded affecting your property.

The Orange County Clerk-Recorder Department provides a variety of services in addition to recording property transactions. The office also issues marriage licenses; copies of birth, death and marriage certificates; handles passport applications, and performs civil wedding ceremonies. Fictitious Business Names and Notary Public oaths and bonds are handled by the Clerk-Recorder Department. The department oversees the Orange County Archives, a center for materials, research and education, preserving Orange County history for the public.

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NORTH COUNTY BRANCH OFFICE
HISTORIC DOWNTOWN FULLERTON
201 N. HARBOR BOULEVARD
FULLERTON, CALIFORNIA 92832

ORANGE COUNTY
HALL OF FINANCE AND RECORDS
12 CIVIC CENTER PLAZA, ROOM 101
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA 92653