



DON'T BE A VICTIM OF FRAUD!

Protect Your Property From Deed Fraud

Deed fraud happens when a fraudulent deed is recorded against a property. In many cases, the owner may not even be aware that a deed was recorded changing ownership of their property.

Deed fraud is a serious crime. The Orange County Comptroller's Official Records Department only reviews requirements for recording and has no authority to refuse to record a properly prepared document even if you think it may be fraudulent.

What can you do to prevent deed fraud?

- Check the Comptroller's records often using the Records Search (www.occompt.com) to make sure that there are no deeds or mortgages you don't know about on your property.
- If your property is not occupied, you should check often to make sure it is not occupied illegally.
- Ask someone you trust to look after your house if you are going to be away for a long period of time.
- Do not let mail pile up if you are going out of town.
- Make sure that the Property Appraiser and Tax Collector have the correct mailing address for you or the person who should receive notices about your property.
- Contact them if you suddenly stop receiving notices that you used to get, such as your TRIM Notice and Tax Bill.

What to do if you think you may be a victim of deed fraud: Act quickly!

- Report fraud to the Orange County Sheriff's office (www.ocso.com) immediately.
- Contact the Property Appraiser (www.ocpaf.org) and Tax Collector (www.octaxcol.com) and alert them to the purported fraud.
- You may want to consult an attorney to confirm your ownership in the property.