

**Property Fraud Alert Service Agreement**

Upshur County, TX  
County Clerk's Office

**Property Fraud Alert Description:**

Fidlar Technologies (Fidlar) Property Fraud Alert (PFA) service is designed to monitor, identify and notify individuals whose name has been indexed from a document recorded in the Upshur County Clerk's Office. Upshur County Clerk (CLIENT). PFA allows subscribers the ability to have their personal/business name monitored within the CLIENT's office in order to track possible fraudulent activity. PFA allows for free subscriptions via the PFA website and is accessed by the potential subscriber. Subscribers will be notified only when the name they have submitted is used in any recording activities within the CLIENT's office. The alert notification methods provided as options to the subscriber (and selected at the time of subscription) are either email or phone.

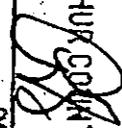
The attached Addendum A is a listing of the unique features provided by PFA and must be accepted at the time of the signing of this agreement.

**Property Fraud Alert Service Terms and Conditions:**

CLIENT agrees to participate in the PFA Service by providing the index data required (at no cost to Fidlar) and permitting the use of this information in order to monitor and identify (via the PFA Service) individuals' identity only for the purpose of possible fraudulent activity. CLIENT understands that PFA is a service provided by Fidlar in order to offer individual alerts to all participating users. CLIENT will post index data via a data format mutually agreed upon by Fidlar and the CLIENT to a FTP site, at interval timings under full discretion of the CLIENT. The data once received by the FTP site will then be processed by the PFA system service which is running on a secured system server behind firewall technology. Fidlar reserves the right to make changes to the PFA service as deemed necessary.

Fidlar agrees NOT to retain subscriber's information beyond time period needed to perform PFA services unless required under another agreement.

Fidlar agrees that it may NOT use or share CLIENT's data in any other way other than the method outlined above for the PFA service, without the express written consent of the CLIENT.

FILED  
TERRI ROSS  
COUNTY CLERK  
2022 FEB 28 AM 11:21  
BY  UP SHUR COUNTY, TX.  
DEPUTY

Fidlar agrees to provide needed hardware, technology and software in order to perform needed search and notification to subscribers.

**PFA Termination:**

The license granted under this agreement, with regard to the Software, may be terminated by Fidlar for material failure of CLIENT to comply with terms and conditions of this Agreement. Within thirty (30) days after CLIENT has discontinued the use of the License program, or within ten (10) days after FIDLAR has terminated any license. The term of this agreement is three-year (3 year.) With no written communication from either side requesting cancellation, this agreement shall continue.

**PFA Service Fees: TIPS Contract # 210602**

**One-Time charge - PFA licensing, set-up and collateral: \$9,000.00**

Marketing Release Kit: Included (Qty. 2) PFA Posters, (Qty. 500) PFA Customized flyers. Fidlar will customize, print and ship. Press Release Template Kit One (1) Digital File of print-ready files for customized printed materials.

**Annual Maintenance and Support: \$2,000.00 per year (Billed Annually)**

Annual Maintenance and Support Fixed for Three (3) years.

Annual support includes the PFA services described herein and in Addendum A. Annual fee is subject to change based on mutually agreed upon changes/additions/deletions to the PFA service as described in the agreement. Changes/additions/deletions are not guaranteed, but if considered, may result in a proposal for changes in the fee amount.

CLIENT REPRESENTS THAT THIS AGREEMENT HAS BEEN READ AND IS ACCEPTED

**Upshur County, TX**

**Fidlar Technologies**

Dated: Feb 28, 2022

Dated: \_\_\_\_\_

By: 

By: \_\_\_\_\_

Name: TODD TEFTELLER

Name: \_\_\_\_\_

Title: UPSHUR CO. JUDGE

Title: \_\_\_\_\_

## Addendum A

### PFA Value Provided to the Upshur County, TX Clerk's Office

- Automatic notification system: Registered constituents receive an email or personal phone call (from Fidlar) each time a document is recorded in their name. The county does not have to worry about cards to mail or address lists to maintain.
- Flexible sign-up processes: Constituents can sign up via the PFA website or for those not comfortable doing so online or for those who do not have access to a computer; sign-up is available by calling the dedicated PFA toll-free number staffed by Fidlar.
- Notifications are sent out upon the recording of any document. Deeds are not the only damaging document that can be fraudulently filed or recorded. Powers of Attorney, satisfactions, etc., can also lead to fraudulent activity. PFA notifies the subscriber any time any document is recorded in the name registered with Fidlar.
- PFA is an opt-in notification system. Once subscribed, the constituent does not have to check in on a website for notification status. Email notifications are sent within 24 hours of the document being made available to Fidlar or the next business day, should the 24-hour period fall upon a weekend or holiday. Phone notifications are attempted within 48 regular business hours of the document being made available to Fidlar. When calling a subscriber with an alert notification, Fidlar will attempt the call twice (in consecutive days) and leave voicemails. If a return call is not received, Fidlar will make a third attempt one week after the first call was made. If no return call is made after the third attempt, the call will be closed.
- A customized PFA website has been created for the Clerk's office. The Clerk's office will have the right to select up to five (5) graphics to be used on the customized homepage.
- PFA requires no changes to existing recording workflow.
- No training required for county employees.
- PFA provides for customization of the email notification verbiage.
- The custom PFA website for the Clerk's will be managed by Fidlar.
- PFA provides an online administration tool for use within the Clerk's office for the purpose of monitoring subscription levels. Also available via the administration tool is the ability to access the current list of subscribers contact information as well as a list of notification alerts that have been sent.

- The call-center that provides live follow-up to PFA subscribers is fully maintained and staffed by Fidlar. This call-center is staffed from 7:00am - 8:00pm CST and is housed at our corporate office in Davenport, IA. This call center will handle the following calls
  - Incoming calls from constituents who wish to sign-up but are either hesitant to do so over the Internet or don't have a computer. Typically, this represents a more elderly demographic.
  - Incoming calls from subscribers who have received alerts and have questions. Historically, our attendants are able to answer incoming questions to the subscriber's satisfaction. However, in the event that a question remains that goes beyond our capabilities, it will be forwarded to the county office.
  - Outgoing calls providing alerts. Subscribers have the ability to receive alerts via email or phone. Those that opt to receive alerts via phone receive a call from one of our call center attendants. We will make three outgoing calls (and leave a personal message, if needed) to insure that we have ample opportunity to connect with the subscriber.



# PROPERTY FRAUD ALERT

## PROPOSAL

*Upshur County Clerk*

February 11, 2022



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**TIPS Contract Number 210602**

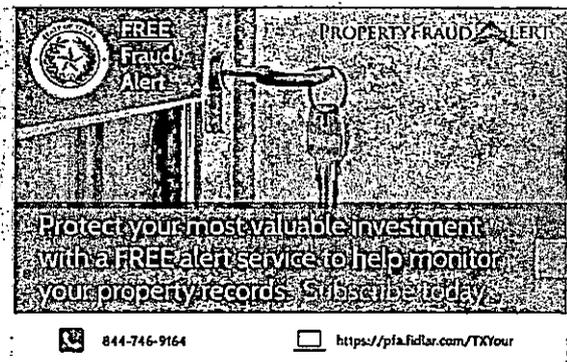
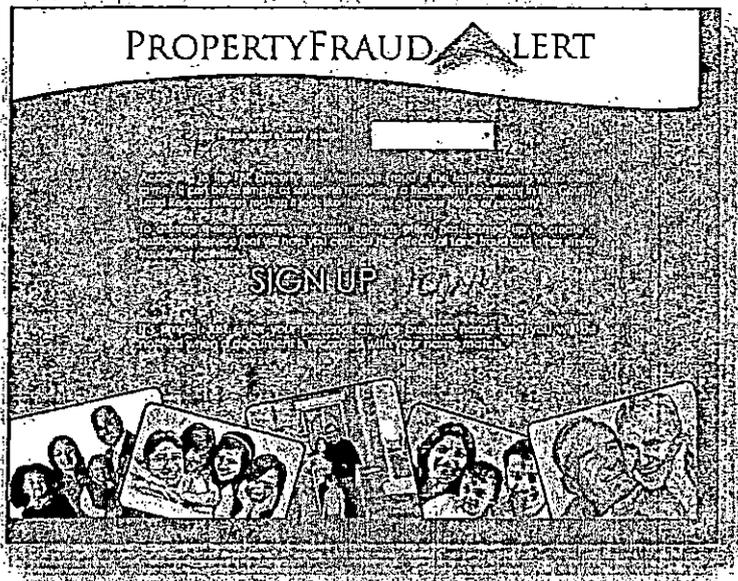
# PROPERTY FRAUD ALERT PROPOSAL

Upshur County Clerk

## PROJECT OVERVIEW

The purpose of this proposal is to provide Property Fraud Alert (PFA) software and support services pricing. The quote includes the following items:

- County website landing page PFA link
- Personalized county PFA landing page
- PFA configuration
- PFA database export configuration
- Delivery of PFA launch kit:
  - Press release development
  - Banners
  - Flyers
- FIDLAR customer bilingual support:
  - Help property owners register
  - Respond to alert inquiries
  - Look up documents remotely



# I. WHAT IS PROPERTY FRAUD ALERT?

FIDLAR is proud to be the only firm in Texas offering Property Fraud Alert (PFA). PFA is a hands-free program for counties that provides alerts to your citizens when documents are recorded at your office. Citizens can sign up via a county-branded website or via phone to have their information monitored. All public interaction and support are provided by FIDLAR and the program is free to all of your constituents.

Property Fraud Alert is an internet-based system that automatically alerts your constituents via email or phone, each time there is recording activity on a property owned by them. Upon notification, your constituents can then verify that this activity was initiated by them and not by someone attempting to commit property fraud.

## Threats and Vulnerabilities

**Serious Public Threat for Property Theft:** By default, the public recording system is not designed to protect property owners, so *Property Fraud Alert* can help fill the void, creating a valuable resource protecting your officials, employees, and citizens.

**Unaware of Falsely Filed Liens:** From disgruntled contractors to unforgiving ex-spouses and sovereign citizens, the instance of false liens is on the rise. A lien can make the purchase, sale or re-financing of a property impossible until all liens have been lifted – which can cost thousands of dollars in legal fees.

**Vulnerable County Officials and Employees:** In the last few years, a trend has developed where people with vendettas against public officials have filed fraudulent liens against the officials' privately-owned real estate.

## Types of Fraudulent Activities

- **Foreclosure rescue schemes**  
Tricking people in foreclosure that the fraudster is helping them pay their home off
- **Loan modification schemes**  
Similar to a foreclosure rescue, to falsely help people who are behind on mortgage payments
- **Illegal property flipping**  
Property is purchased, falsely appraised at a higher value, and then quickly sold.

# PROPERTY FRAUD ALERT PROPOSAL

Upshur County Clerk

- **Equity skimming**  
An investor may use a straw buyer, false income documents, and false credit reports to obtain a mortgage loan in the straw buyer's name
- **Home equity conversion mortgage (HECM)**  
Targeting seniors with false reverse mortgages

## How Real is the Threat?

Clerks cannot reject based on an assumption of document validity.  
Counties cannot verify the identification of persons recording legal instruments.  
People do not check their deed.  
Elderly are the most vulnerable to mortgage fraud.  
"It's easier to steal a home than it is to steal a car."

INVESTIGATES Judge: WFAA

### Fake deeds allegedly filed from prison to steal North Texas properties

'Dirty' property deeds have become so troublesome that federal and local law enforcement are forming a task force.

Aalhart, Tanya Escorer, Mark Smiten  
Published: 8:05 PM CST November 22, 2019  
Updated: 10:22 PM CST November 22, 2019

DALLAS — Arnaldo Ortiz made his money stealing — at least 25 homes or other properties in Dallas County alone.

FBI FEDERAL BUREAU OF INVESTIGATION

CONTACT US ABOUT US MOST WANTED NEWS STATES

### Dallas Division

Home • Dallas • Press Releases • 2012 • All Defendants Sentenced in More Than \$20 Million Mortgage Fraud Scheme Led

This is an official document from the Federal Bureau of Investigation (FBI) website. It may contain updated information and links to related information.

Twitter Facebook Share

### All Defendants Sentenced in More Than \$20 Million Mortgage Fraud Scheme Led by Former Dallas Cowboy Eugene Lockhart

U.S. Attorney's Office Northern District of Texas  
December 14, 2019 (214) 659-8600

DALLAS—Eugene Lockhart, Jr. was sentenced this week by U.S. District Judge Jorge A. Solis to 54 months in federal prison and ordered to pay approximately \$0.4 million in restitution following his guilty plea to one count of conspiracy to commit wire fraud, stemming from his leadership role in a massive mortgage fraud scheme that he and others ran in the Dallas area from approximately 2006 to 2009. Lockhart, of Carrollton, Texas, is the last of 10 defendants who were convicted in the scheme to be sentenced. Lockhart played for the Dallas Cowboys from 1984 to 1990 and used his name and fame, according to evidence in the case, to get business and further the scheme. Judge Solis ordered that Lockhart, who has been on home confinement, surrender to the Bureau of Prisons on January 16, 2020. U.S. Attorney Sarah R. Saldana of the Northern District of Texas made the announcement.

### Dirty deeds: An alleged real estate scam from beyond the grave

Deeds

able consideration, receipt of which is hereby

ty in the city of Province/State of

POST STAND

IN THIS ARTICLE  
Background Real Estate  
Deeds

Paul Dodson's great-grandparents died years ago, along with his grandmother. So, how did their signatures recently appear on warranty deeds handing over the family home to a company operated by a Dallas-area real estate investor?

TRENDING

Some examples of recent scams in Texas – 2 from 2019. The November 2019 news report uncovered fake deeds filed from prison!

# PROPERTY FRAUD ALERT PROPOSAL

*Upshur County Clerk*

## PFA is Simple and Effective

Registration via PFA Webpage is straightforward and easy to use.

We cross check ALL recordings with registrant's names.

We then send an alert to the registrant via email message or by voicemail for subscribers who are not tech savvy (this applies to a lot of seniors).

The email alert can link directly to your public search site, allowing the public to locate the document in question.

Dear John Smith

This is a confirmation of an online transaction placed with Fidlar Technologies for your [www.propertyfraudalert.com](http://www.propertyfraudalert.com) subscription.

Thank you for your order, please call 1-844-746-9164 for any questions. Your satisfaction with this service is important to us.

Fidlar Technologies

Subscriber Id: 174874

## **II. PFA SERVICE AGREEMENT**

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### **Property Fraud Alert Subscription Methodology**

Subscribers will have access to sign up for this service via telephone or through the PFA ([www.propertyfraudalert.com](http://www.propertyfraudalert.com)) web site.

### **Property Fraud Alert Service Terms and Conditions**

The County agrees to participate in the PFA Service by providing the index data required and permitting the use of this information in order to monitor and identify (via the PFA Service) individuals' identity only for the purposes of possible fraudulent activity. The County understands that PFA is a service provided by FIDLAR in order to offer individual identity alerts to all participating users. The County will post index data via a data format mutually agreed upon by FIDLAR and the County to a SFTP site, at interval timings under full discretion of the County. The data once received by the SFTP site will then be processed by the PFA system service which is running on a secured system server behind firewall technology. FIDLAR reserves the right to make changes to the PFA service as deemed necessary.

FIDLAR agrees NOT to retain subscriber's information beyond time period needed to perform PFA services.

FIDLAR agrees that it may NOT use or share County's data in any way other than the method outlined above for the PFA service, without the express written consent of the County. FIDLAR agrees to provide needed hardware, technology, and software in order to perform needed search and notification to subscribers.

### **Annual Support**

The PFA (Property Fraud Alert) support program associated with this Statement of work will become effective upon project implementation sign-off and Go-Live acceptance.

Completely hands-free for the county

FIDLAR customer support staff will help people register, respond to alert inquiries, and look-up

# PROPERTY FRAUD ALERT PROPOSAL

*Upshur County Clerk*

documents remotely

Live phone support 10-hours a day

Bilingual alerts and bilingual support available

# PROPERTY FRAUD ALERT PROPOSAL

Upshur County Clerk

## III. PROJECT PRICING

Project Name: Property Fraud Alert System Implementation				
	<ul style="list-style-type: none"> <li>- PFA software setup and implementation services                             <ul style="list-style-type: none"> <li>- Property Fraud Alert Software</li> <li>- Installation \ Configuration**</li> </ul> </li> <li>- County website landing page PFA link</li> <li>- Personalized county PFA landing page</li> <li>- PFA database export configuration</li> <li>- Press release development</li> <li>- PFA launch kit;                             <ul style="list-style-type: none"> <li>- Banners x 2</li> <li>- Flyers x 500</li> </ul> </li> </ul> <p>County can re-order consumable items when necessary. Pricing will be based on items and volume ordered.</p>			\$9,000.00
	<ul style="list-style-type: none"> <li>- Annual Support and Software Maintenance</li> </ul> <p>** Integration fees from your land records vendor are not included. ** If installation\configuration deviates from description in Property Fraud Alert Terms and Conditions additional costs may apply.</p>			\$2,000.00
Pricing		Units	Each	Extended
	- PFA - Software setup and implementation services:	1	\$9,000.00	\$9,000.00
	- Annual Support-PFA (Fixed for three years)	3	2,000.00	\$2,000.00
	<b>Sub-Total</b>			<b>\$15,000.00</b>

# Property Fraud Alert

Provided by Fidar Technologies

Property Fraud Alert (PFA) is a community outreach service offered free of charge to your constituency provided by the County. The following will outline some of the specific appearances of the Site, detail the support from Fidar, illustrate some of the best practices for promoting the service, and highlight the ease of sign-up.

## County Internet Landing Page

**TARRANT COUNTY**

**PROPERTY FRAUD ALERT**

According to the FBI, property and mortgage fraud is the fastest growing white-collar crime in the United States. The County Clerk's office has taken a proactive step in providing a free on-line automated service in which Tarrant County property owners can sign up to have their name monitored to track possible fraudulent activity.

**SIGN UP NOW!!!** It's simple. Just enter your personal and/or business name and you will be notified when future documents are recorded in the County Clerk's office. PFA is customizable in that alerts can be generated by email or telephone call from a PFA Representative.

While PFA will not prevent fraud from happening, it provides an early warning system that will allow property owners to take appropriate action should they believe fraudulent activity has occurred with their property.

[Continue](#)

**BE INFORMED...BE ALERT...BE NOTIFIED**

- Tarrant County Clerk Home Page
- Tarrant County Official Public Records Searches
- Tarrant County Website
- Tarrant Appraisal District
- Google
- FAQ

**TARRANT COUNTY TEXAS**

Monday - Friday between the hours of 8:00 a.m. and 5:00 p.m. (9)  
Tarrant County Courthouse 100 W. Weatherford, Ste. 30 Fort Worth, TX 76196  
Tarrant County Clerk - All rights reserved. (817) 884-1195

Fidar will design, in collaboration with the County, a landing page that can be used to promote the services and image of the office. There is no limitation to the links to this page that can be created within your County Website.

## Completing the Registration

**TARRANT COUNTY**

**PROPERTY FRAUD ALERT**

Manly, G. J. Clerk

What type of name would you like to monitor?  
 Personal  Business

First Name   
Confirm First Name   
Last Name   
Confirm Last Name

Where should we send document recording alerts?  
 Email  Voice Phone Call

Email   
Confirm Email

**Save**

Tarrant County Clerk Home Page  
Tarrant County Official Public Records Searches  
Tarrant County Website  
Tarrant Appraisal District  
Google  
FAQ

**TARRANT COUNTY TEXAS**

Monday - Friday between the hours of 8:00 a.m. and 5:00 p.m. (CT)  
Tarrant County Courthouse 100 W. Weatherford Street, Fort Worth, TX 76102  
Tarrant County Clerk. All rights reserved.

Registering for PFA is very easy, just a few simple questions. Not only can they register online, but they can also call our Toll-Free Number at Fidar and we can register them via phone if they prefer.

### Alert Notifications

Once a constituent has registered for PFA they will be in the database until they opt-out, no re-registering is required. Once they are in the PFA Database, an export from your land records system is scheduled, usually on a weekly basis, which sends the information for all documents recorded for that week and compares it against the PFA database for your county. Where there is a match, the registered constituent is notified by either email or phone, based on the constituents request. Below is a sample of the notification that they will receive if there is a match.

**Dear: Grantor Adam Watkins**

**You are receiving this email from the Duval County Property Fraud Alert Notification system because a document recently has been recorded in Duval County which matches the monitor criteria you have provided, namely for A Watkins.**

**The document information is as follows:**

**Location: Duval County, FL**

**Instrument Number: D213291746**

**Document Type: DEED OF TRUST**

**Recorded Date: 11-25-2021**

**Matched Party Name: Grantor Adam Watkins**

**Please visit <http://FLDuval.org> to search and view the document using the information above. You may also visit [www.propertyfraudalert.com/nextsteps](http://www.propertyfraudalert.com/nextsteps) or you may call 1-800-728-3858 for more information.**

**Sincerely,**

**Duval County Clerk**

**ALERT ID 27768760**

### **Marketing Support & Promoting PFA**

Fidlar is here to support your marketing efforts. We have included a number of flyers and marketing materials in your start-up fees and are available for on-going support. Our Marketing Design team will customize our flyers and other materials for your use. Additionally, we recommend the following ways to promote the PFA service to your constituency...

1. Press Release for use with both digital and print media. (See below for sample)
2. Marketing Flyers for counter distribution and while engaged in community events.
3. Cross-Promotional distribution in via Tax billing, Assessment notification, etc.
4. Local networking and community speaking events where PFA is a point of emphasis.
5. Partnership with Private Enterprise. Specifically local Attorney's, banks, and title companies. Asking them to distribute information to clients at closing and other real estate transactions.
6. County website, placing the link on multiple locations. (ie, Clerk's page, assessors page, treasurers page)
7. Social Media Promotion
8. Word of Mouth, encouraging each of your registered constituents to promote for you.

Duval County Clerk  
FOR IMMEDIATE RELEASE - INSERT DATE

**Duval County Reminds Residents of Property Fraud Alert**

Duval County Clerk wants to inform residents of their online subscription service that allows the public to have their name/property monitored within the Recorder's office in order to track possible fraudulent activity. Subscribers will be notified when the name they have submitted is used in any recording activities within the office. When subscribing to the service, the subscriber will have the option to choose one of the following notification methods - e-mail or telephone call.

Protecting consumers' information and real estate property are top priorities for The Register and her staff. "INSERT QUOTE HERE," says Register of Deeds Seeman. While *Property Fraud Alert* does not prevent fraud from happening; it provides an early warning system for property owners to take appropriate actions should they determine possible fraudulent activity has taken place.

*Property Fraud Alert* is now available by subscription on the web at [www.propertyfraudalert.com/FLDuval](http://www.propertyfraudalert.com/FLDuval) or by calling 1-800-728-3858. You may also call the Clerk's Office at (xxx) xxx-xxxx with inquiries or to share your communication regarding this subject.

## INVESTIGATIONS

# 'The law needs to change.' Woman says her property no longer belongs to her after someone filed fraudulent deed

## She says quit claim deed filed with county office without her knowledge

by: [Jessica Gertler](#)

Posted: Apr 14, 2021 / 04:45 PM CDT

Updated: Apr 15, 2021 / 05:36 PM CDT

SHARE    ...

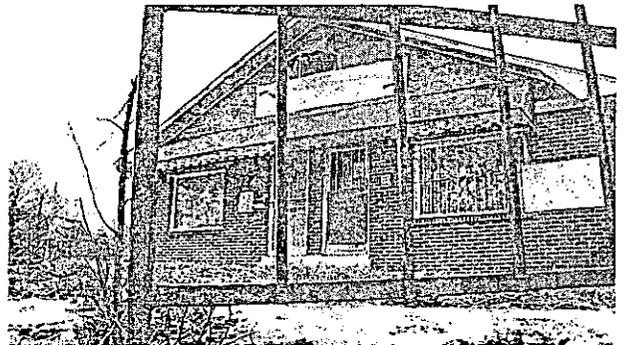
*This is an archived article and the information in the article may be outdated. Please look at the time stamp on the story to see when it was last updated.*

MEMPHIS, Tenn. — A woman found out her property in a South Memphis neighborhood was no longer in her name after someone reportedly forged her signature and took ownership.

WREG's investigator Jessica Gertler found out it's easy to do and hard to fight.

The pink and brick building on South Parkway holds meaning to Jo Dyson. She's had it since 1966, and inherited it from family.

Dyson wanted to finally do something with it last summer — or so she hoped. Dyson's property, in the family for decades, no longer belongs to her.



This building on South Parkway has been in Jo Dyson's family for decades, but paperwork she says is fraudulent showed she no longer owned it.

"When I got ready to do some work and do some things to it, I found out it wasn't in my name," she said. "I did what? I sold my property? No I didn't."

Dyson says without her knowledge, someone went to the Shelby County Register of Deedsoffice in March 2020 and handed over a quit claim deed, which is a fast way to transfer property.

The form must be downloaded, printed, filled out with certain information like the legal description, property owner and property address, and it must be notarized.

County Register Shelandra Ford said that, per state law, if a form looks fraudulent or a signature doesn't look right, they cannot ask for an ID or do anything about it.

"If the document meets all the state requirements, then we have no other choice but to file the deed and entry within our office," Ford said.

In Dyson's case, the form was processed even though she says it's not her writing, nor her signature.

#### QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Katherine Jo Dyson on this the 6 day of March, 2020 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Charlie Allen all \_\_\_\_\_ right, title and interest in and to the following described real estate, to wit:

Part of a quit claim deed that transferred Jo Dyson's property to Charlie Allen in March 202. Dyson said that's not her writing, and it's not her signature on the document.

The woman who notarized the deed, Joyce Branch, couldn't say it was Dyson's signature either. She didn't know any of the people on the document, she said.

Branch said a family member asked her to notarize some paperwork, so he could buy some land. She admitted she notarized the deed before names or signatures were on it — despite that being against the law.

Branch said the man who brought it to her told her he was going to fill it out.

"I explained to him that my name is on this. This is a legal document. Don't put nobody else's name on there," she said. "Guess he must have sold them to somebody else. Which, I explained to him that nobody's name is supposed to be on those papers but your name."

Branch's notary license has since expired. She told us she never met the man, Charlie Allen, listed on the quit claim deed.

We haven't been able to find Allen for his side of the story. Dyson said Allen was involved in a murder on November 25. Police confirmed a person named Charlie Allen was killed, but we have not been able to confirm it's the same person.

What we do know is that on November 11, Allen quit claimed the property to a woman, who then quit claimed it a month later to Lacy Collins.

We went to multiple addresses listed under Collins' name but no one answered the door.

Dyson said she contacted Memphis Police and filed a report. She also had to hire an attorney to help prove this property is hers and get a no trespassing order to make sure nothing else happens to it.

## **'The law needs to change'**

"The law needs to change. Something needs to be done," said Dyson.

Tennessee state Rep. Antonio Parkinson said he would review it.

"This is unbelievable actually, to me, when you told me what was happening. Honestly, it was mind blowing," he said.

Parkinson said he started researching ways to give the register's office more authority to verify property filings like allowing them to check an ID or adding a two-step authentication before a change is made to a property.

State Rep. G.A. Hardaway said he's also working with the register's office and other groups to come up with a strategy that includes increasing penalties and awareness.

"We also got to make it possible for the funding and the authority to be in place for the clerk's to catch it on the front end before it gets flipped two, three, four times," Hardaway said.

In the meantime, the register's office launched a fraud program, where an owner can sign up to get email alerts when any new document — like a quit claim deed — is recorded.

But the office can't stop it from being filed. You would have to notify authorities, and then fight in court like Dyson is currently doing.

"I'm having to spend money over and over," Dyson said. "Each time it changes hands, we have to get new papers adding another person."

The register's office admits fraud is on the rise but couldn't say how many of the nearly 34,000 property transfers last year were later called into question.

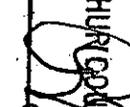
MPD said the case remains under investigation.

## Find out more

Thursday morning from 10 until 11, the register's office will hold a virtual town hall meeting on fraudulent deed filings and will talk about other ways to keep your property safe. Parkinson and Hardaway, along with Property Assessor Melvin Burgess and attorney Ursula Woods will speak.

To join, click this link or dial in from your phone to (408) 650-3123, access code 794-003-437.

## Followup: Lawmakers aim to increase penalties for filing fraudulent property deeds

FILED  
TERRI ROSS  
COUNTY CLERK  
2022 FEB 28 AM 11:21  
UPSHUR COUNTY, TX.  
BY  DEPUTY