

LLANO COUNTY PRESS RELEASE

OFFICE OF
LLANO COUNTY CLERK



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NEW PROPERTY FRAUD PROTECTION FOR HOME AND LAND OWNERS OF LLANO COUNTY

Llano, TX- 2:00 PM

In April 2021, the Llano County Commissioners approved the Llano County Clerk's office to add additional property fraud protection for home and land owners of Llano County. As a result of this effort, led by Llano County Clerk, Marci Haderler, starting July 21, 2021 Llano County offers free subscription/monitoring services which are available online or by phone.

A common property fraud scenario involves a criminal filing a fraudulent deed making it appear that the actual owner had transferred ownership of a parcel to someone else. The criminal then takes that deed to a bank, fraudulently obtains a mortgage and then disappears with a large amount of money. While it can happen to anyone, perpetrators of property fraud often prey on the elderly, people in long term care facilities, absentee property owners and owners who spend large parts of the year out of town.

"The threat of mortgage fraud and identity theft crimes continue to rise, and all too often victims of these types of fraudulent activities are unaware their homes or identity have been stolen," stated Llano County Clerk, Marci Haderler. "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," she added.

Home and land owners who subscribe to this service (at no additional cost) will be notified when a name they have submitted is used in any recording activities within the Llano County Clerk's 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.

Property Fraud Alert is now available to all Llano County Real Property Owners by free subscription. A link can be found on the Llano County Clerk's Web Page at <https://www.co.llano.tx.us/page/LlanoCountyClerk> or on the Llano County Home Page at <https://www.co.llano.tx.us/> under the County Clerk's Tab. Additionally, you can sign up directly at <http://pfs.fidlar.com/TX/Llano> or by calling 800-728-3858.

For additional questions or concerns, contact the Llano County Clerk's Office at 325-247-4455

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