

WATCH OUT FOR SCAMS!



CONSUMER WARNING: Post cards & Cell Phone Text

DON'T BE FOOLED BY THIS SCAM!

Public Records can be obtained at your Recorder's Office for \$2.00 per page. Most deeds are only a couple of pages.

See Image Below For Example Letter:

COUNTY DEED RECORDS

Type of Location Dwelling	Component Element Covered Mechanical Systems	Coverage Area Inside / Outside
Expiration Date 6/5/2022	Notice Date 5/12/2022	County Portage
		Coverage Unit Continual

FINAL NOTICE

REGISTRATION ID: 2HM7035266

PIN: 0423

Property Lienholder

WARRANTY REPLACEMENT NOTICE

THE HUNTINGTON NATIONAL BANK

Call 1-800-301-5412 for uninterrupted protection.

Hours of Operation: Monday-Friday 9AM - 5PM EST, Saturdays 11AM - 3PM EST



REGISTRATION IS REQUIRED
FOR CONTINUED PROTECTION



Para servicios en español por favor llamar a
888-809-4797

Dear [REDACTED]

This is your Warranty Replacement notice advising you to contact our offices so you do not have a lapse in coverage for all available covered components. With active services, all repairs and replacements will be covered that reflect your updated paperwork. Call 1-800-301-5412 now before it's too late and your expiration date expires leaving your home at risk of expensive repairs and/or product replacement.

HOME WARRANTY DIVISION

Type of Location Dwelling	Component Element Covered Mechanical Systems	Coverage Area Inside / Outside
Expiration Date 6/5/2022	Notice Date 5/12/2022	County Portage
		Coverage Unit Continual

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
BOCARATON, FL
PERMIT NO. 1535

REGISTRATION ID: 2HM7035266

PIN: 0423

Property Lienholder

WARRANTY REPLACEMENT NOTICE

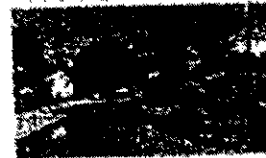
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888-809-4797



27032 T58 P2 *****AUTO**SCH 3-DIGIT 442



Kent OH 44240-6648

HOME WARRANTY REPLACEMENT

+1 (855) 215-1831

Friday

unknown

00:20



"This message is solely intended
for Will have your name Here. this is Vanessa

_____ I'm calling with verification
support out of portage county
certified documentation will be
dispatched out _____ overall five
property address concerning a
reinstatement is due to the value
of contact for case file number
161313 the letter O is it Aska ages
and happy – 78 now if any
changes need to be made up _____
the details needed regarding your
involvement in this case you will
need to contact the office
immediately at 888-718-2186
please be advised _____
to hear back from you today we
will proceed accordingly and
adverse decisions will be made on
your behalf without your
participation you have been
notified..."

WATCH OUT FOR SCAMS!



CONSUMER WARNING: LETTER OFFERING CERTIFIED DEED COPIES

This letter circulates through the area offering to obtain records pertaining to your property. These letters are usually offering services for a huge fee that can cost hundreds of dollars.

DON'T BE FOOLED BY THIS SCAM!

Public Records can be obtained at your Recorder's Office for \$2.00 per page. Most deeds are only a couple of pages.

See Image Below For Example Letter:

RECORD TRANSFER SERVICES
3835 E Thousand Oaks Blvd Suite 78
Westlake Village, CA 91362
PHONE: 1-888-259-2311

THIS SERVICE TO OBTAIN A COPY OF YOUR PROPERTY ASSESSMENT PROFILE AND GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED IN.



RECORDED DEED NOTICE

Record ID# 8337581	
PARCEL NO:	
[REDACTED]	
COUNTY: PORTAGE	
Please Respond By	Document Fee
11/28/2014	\$83.00

November 2014

11/28/2014

Requested Response Date
Parcel Number

Please Respond by: 11/28/2014

PAY BY PHONE
1-888-259-2311

Se habla español

Why you need a copy of Your Current Grant Deed and Property Assessment Profile?

Record Transfer Services recommends that all OH homeowners obtain a copy of their **Current Grant Deed and Property Assessment Profile**. These documents can provide evidence that the property at [REDACTED] was in fact transferred and or has interest to the individual(s) Mike Wagner.

A Property Assessment Profile provides a wealth of information useful to understand a subject property's makeup. This important report includes Tax assessed value, Tax delinquency, Area Comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name [REDACTED] on 10/21/2014, which indicates your ownership and or interest in the specified property below.

PORTAGE COUNTY PUBLIC INFORMATION

Recording Date: 10/21/2014

Year Built: N/A

Land Use Desc: SFR

Transaction Amount: N/A

Square Feet: N/A

Carrier Code: R005

Parcel No: [REDACTED]

Bedrooms: N/A

Bathrooms: N/A

Legal Property Address: [REDACTED]

To obtain a copy of your Current Grant Deed and Property Assessment Profile, Please detach and return in the enclosed envelope with your processing fee of \$83.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Current Grant Deed and Property Assessment Profile cannot be obtained, your processing fee will be immediately refunded.

Current Grant Deed:

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

Property Assessment Profile:

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK.

2014



Record ID# 8337581	
PARCEL NO:	
[REDACTED]	
COUNTY: PORTAGE	
Please Respond By	Document Fee
11/28/2014	\$83.00

PAY BY PHONE
1-888-259-2311

Se habla español

MAKE CHECKS PAYABLE TO:
RECORD TRANSFER SERVICES
Please write the RECORD ID NO. on the
lower left corner of your check.

RECORD TRANSFER SERVICES
3835 E Thousand Oaks Blvd Suite 78
Westlake Village, CA 91362

Current Property Grant Deed Includes:

- Grant Deed provides legal evidence of ownership and or interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct & mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to possess and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage
- Shows the subject property parcel number

Property Assessment Profile Includes as available:

- County Tax & Assessment Information
- Assessment Year
- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax Year
- Subject Property Comparable Values
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property Legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners Exemption
- Tax Exemption
- Prior Transfer Recording Date
- Flood Report

What are Real Property Records? Real Property Records

contain all of the recorded data associated with a particular Real Estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

What is Property Title? Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

What is a Property Deed? A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

Forms of Property Ownership: Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death and at bankruptcy.

This product consists of a Complimentary Current Grant Deed and a Property Assessment Profile for a one time fee of \$83.00. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

DISCLAIMER: Record Transfer Services is not affiliated with the State of OH or the County Recorder. Record Transfer Services is an analysis and retrieval firm that uses multiple resources that provide supporting values, deed reports and evidence that is used to execute a property reports and deliver requested deed.

Records are available at your local county recorder for a nominal fee; however you will need to go to the county recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services.

This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.