

Real Estate Search Plus Fraud Alerts



About

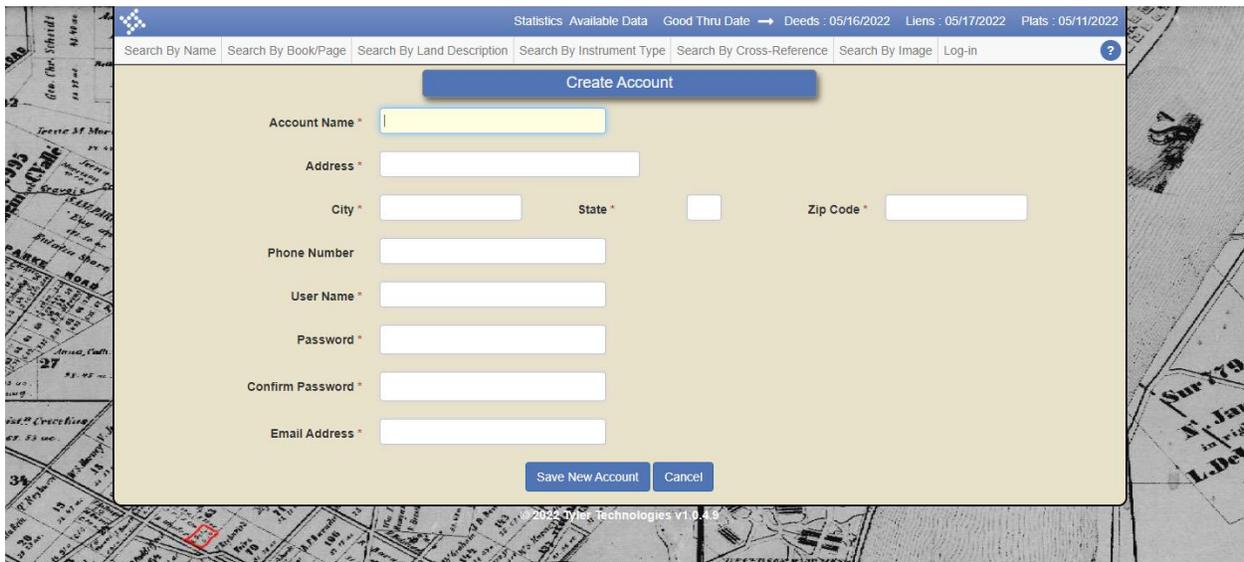
The Real Estate Search Plus application allows a user to receive an e-mail notification if the database detects a match for criteria that is set by the user. This notification can be based on a name match, or a cross reference match to a book and page. Once the notification is received, the user can click the link to the filed images and determine if fraudulent activity has occurred. This document will guide you through the process of setting up a new account and creating a fraud alert notification.

Creating an Account

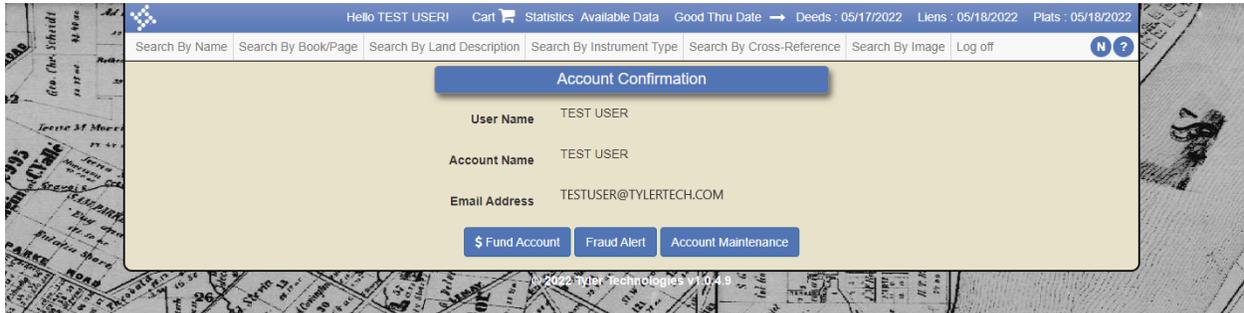
In order to receive fraud alerts, you will first need to set up your FREE account. From the Main Menu, select 'Create Account'.



Next, complete the form and then select 'Save New Account'. The password you select must be a minimum of five characters. All fields marked with an asterisk are required.

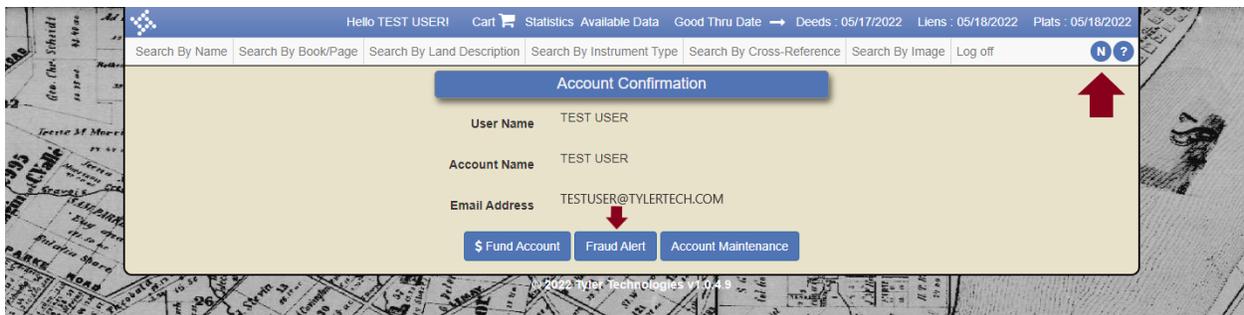


Once your account is created, you will see the following screen confirming the details of your new account.

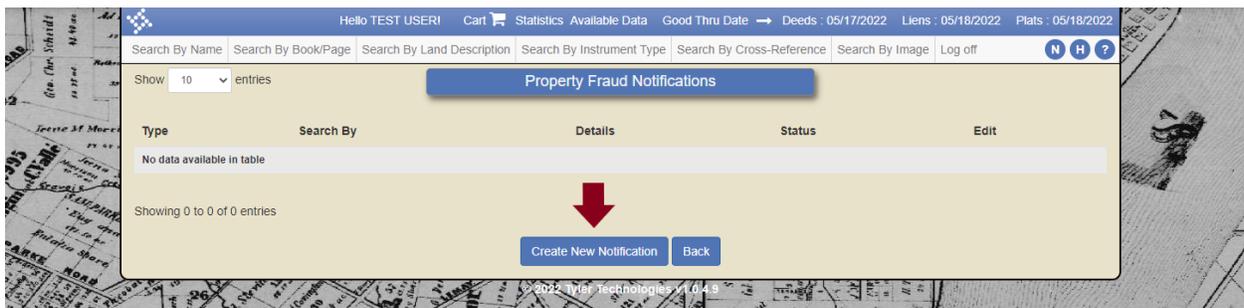


Creating a Fraud Alert Notification

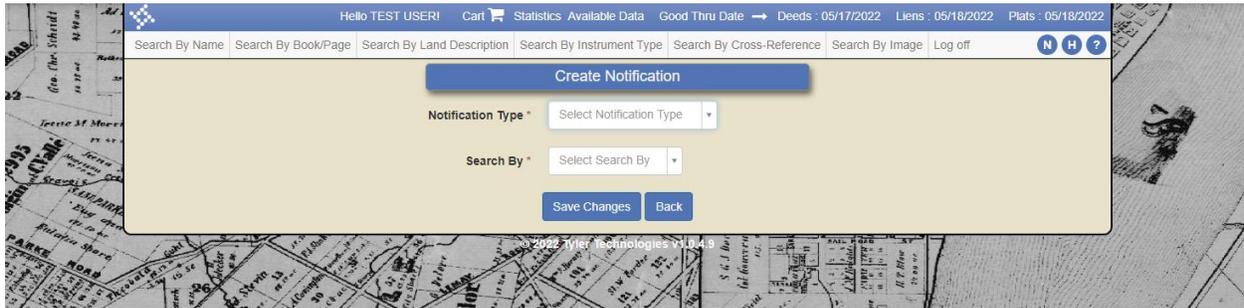
Once your account has been created, you have the option to select 'Fraud Alert' from the Account Confirmation screen or you can select the notification icon **N** in the upper right corner of the screen.



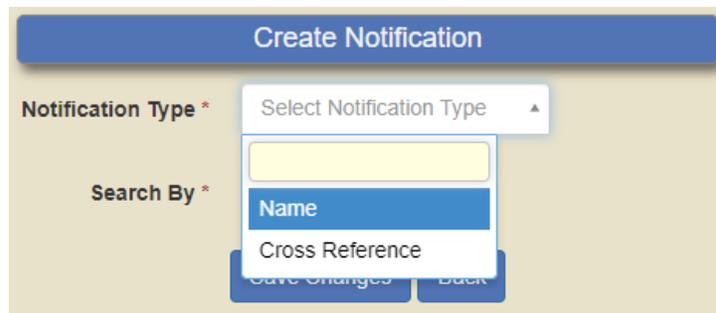
You will then be directed to the Property Fraud Notifications screen. Click 'Create New Notification' to get started.



The next step will be to select the criteria for your new alert.

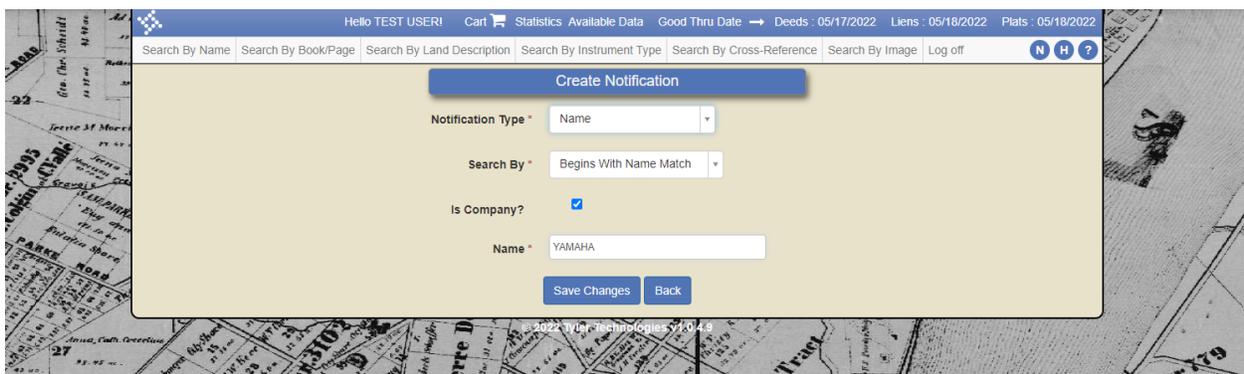


There are two different notification types, one is by Name, and the other is by Cross Reference. Select from the 'Notification Type' drop down list.



Name Notifications

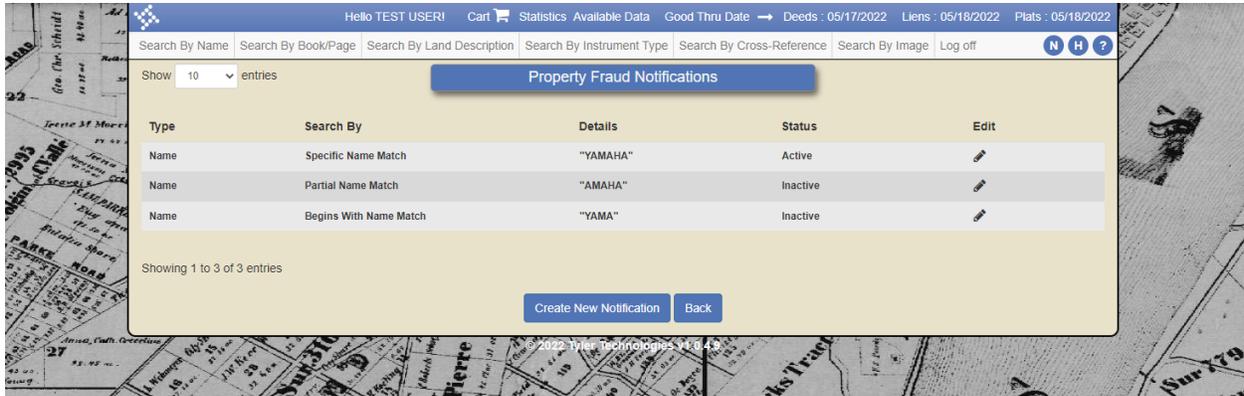
When creating a name notification, you can select from the following criteria:



Select the 'Search By' drop down list to select from Specific Name Match, Partial Name Match, or Begins With Name Match. If the notification is for a company name, select the 'Is Company?' check box. Enter the name and then select 'Save Changes'.

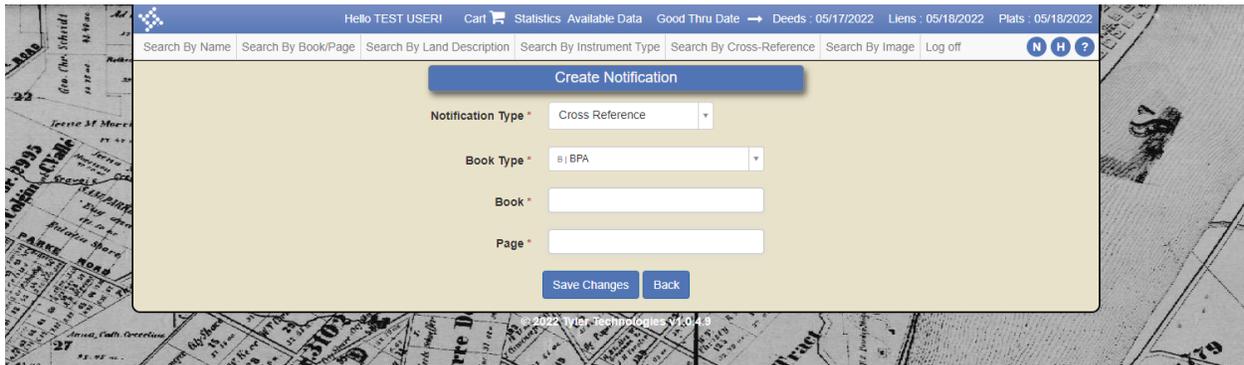


After selecting your Name notification, you will then be redirected to a list of all your Notifications. There is also the option to make notifications active or inactive by clicking in the Edit column for the record you would like to modify.



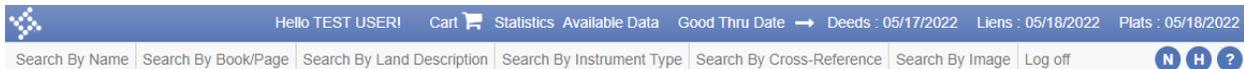
Cross Reference Notifications

When creating a cross reference notification, you can select from the following criteria:



Select the 'Book Type' drop down list to select from BPA, DEED, HLIEN, LIEN, PLAT, or UCC. After making a selection, enter the 'Book' and the 'Page' for notifications. Then select 'Save Changes'.

Note: If you are not sure of the book or page for your cross reference notification, you can use one of the search methods available in the main menu



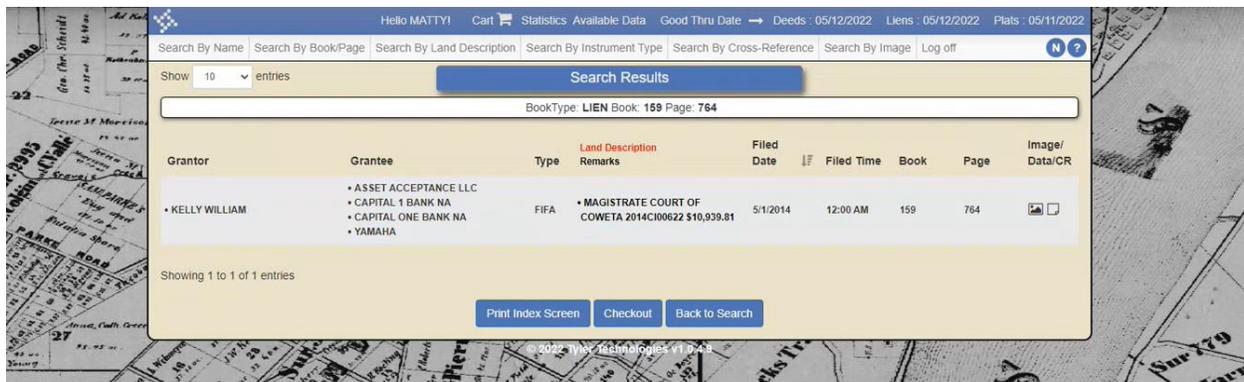
Receiving a Fraud Alert Notification

Once you have created your notifications, you will receive an e-mail notification if there is a match for any activity which may indicate possible fraud. Here is an example of the content that would be included in the e-mail:



The screenshot shows an email notification from Justice Plus. At the top is the Justice Plus logo. Below it, the subject line reads "Justice Plus - Property Records Fraud Notification Alert - Coweta County". The main body of the email states "Match Found for Specific Name - 'YAMAHA'", followed by a "Match" section indicating a match on LIEN Book - 159 - StartPage - 764 with a "view" hyperlink. A "Disclaimer" section follows, stating that the service is a convenience and that the information is neither warranted nor guaranteed. At the bottom, it provides contact information for Coweta County, Clerk of Superior Court at (770)-254-2690.

From the e-mail you can select the 'view' hyperlink to be directed to the match. From there you can view the record and any images associated with it.



The screenshot shows a web application interface for searching property records. The top navigation bar includes "Hello MATTY!", "Cart", "Statistics", "Available Data", "Good Thru Date", "Deeds: 05/12/2022", "Liens: 05/12/2022", and "Plats: 05/11/2022". Below the navigation is a search bar with options: "Search By Name", "Search By Book/Page", "Search By Land Description", "Search By Instrument Type", "Search By Cross-Reference", "Search By Image", and "Log off". The search results are displayed in a table with the following columns: Grantor, Grantee, Type, Land Description, Filed Date, Filed Time, Book, Page, and Image/Data/CR. The search results show one entry for a grantor named "KELLY WILLIAM" and a grantee including "ASSET ACCEPTANCE LLC", "CAPITAL 1 BANK NA", "CAPITAL ONE BANK NA", and "YAMAHA". The type is "FIFA" and the land description is "MAGISTRATE COURT OF COWETA 2014CI00622 \$10,939.81". The entry was filed on 5/1/2014 at 12:00 AM, in Book 159, Page 764. Below the table, it says "Showing 1 to 1 of 1 entries" and provides buttons for "Print Index Screen", "Checkout", and "Back to Search".

