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Teller, Colo. – July 16, 2024

The Teller County Clerk and Recorder's Office has implemented a safeguard service, Fraud Guard, to help property owners detect potential fraud against their properties. This service is being provided to Teller County property owners at no cost.

There has been an increase in mortgage and property fraud across the nation where a fraudster files and records fraudulent deeds, mortgages, or other liens against a property without the owner's knowledge or consent.

This Fraud Guard service can be accessed online at tellercounty.gov under Property Services. Property owners will need to set up an account and set alerts for their property, such as property descriptions exactly as they appear on the property record and the names of the Grantor or Grantee. This will provide an early warning system for a property owner to take action if they believe fraudulent activity has occurred.

The Clerk and Recorder's Office is being proactive and will notify current property owners when a deed or other filing is recorded against their property by another person. Once notified, the owner can determine if the filing is legitimate or if it is a fraudulent attempt to seize ownership or impact title to the property.

Property owners are encouraged to take additional steps to help prevent deed fraud:

- Check with the Teller County Clerk and Recorder's Recording Department at least once a year to verify no deeds or mortgages have been recorded on your property without your consent.
- Verify with the Teller County Assessor's Office and Treasurer's Office that they have the correct mailing address for you or the person who should receive notices about your property.
- Contact the Teller County Assessor's Office and Treasurer's Office if you stop receiving your property notifications and tax bills.
- If your property is vacant, check it often to make sure it is not occupied illegally. Ask someone you trust to look after your home if you are going to be away for a long period of time.
- When a family member passes away and someone else inherits the property, make sure you update the deed with the new owner's name.
- Discuss with your trusted family members before making any decisions that affect ownership of your property, such as adding or removing someone from a deed or taking out a new mortgage, reverse mortgage, or second mortgage. If you feel it prudent, you may want to consult a lawyer.

For more information, please contact the Recording Department at 719-689-2951 ext 3, or email recording@tellercounty.gov.