

# Things to Be Aware of This Summer

There are a number of misleading offers and outright scams by phone and mail/e-mail in our area currently, largely targeted at senior citizens. Remember that you should never give your personal information to someone who calls you over the phone. Anyone who calls or emails you pretending to be a relative, or pretending to be helping a relative in need, asking for money to be wired or sent on a debit card, is not being honest. You have every right to hang up the phone and call the police.

Also, this time of year, it is common to have strangers walking around neighborhoods offering to do handyman or yard services, saying because your neighbor used them and they are in the area, they will work more cheaply. Use your best judgement and don't let yourself be enticed by one-time-only pricing and high pressure sales. Check out anyone before letting them on your property – they may cause more harm than good. If you have suspicions about any company, notify the Better Business Bureau, and, if appropriate, the police department.

Several of our clients have reported receiving this official looking document from the "Local Records Office" in Indianapolis.

<b>LOCAL RECORDS OFFICE</b> 133 W Market St. #239 Indianapolis, IN 46204-2801 Phone: (800) 790-0721		<b>THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF YOUR TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED.</b>	
 2030915-LRO IUN22870507 DIGIT-1745		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>Please Respond By:</b>  <span style="font-size: 1.2em; font-weight: bold;">06/10/2015</span> </div>	
Jane Doe 3352 Happy Trails Lane Carmel, IN 46033			
<b>LOCAL RECORDS OFFICE</b>			
Local Records Office provides a copy of the only document that identifies Carole Vandeventer as the property owner of 6488 Rushing Riv, by a recently recorded transferred title on the property.			
Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.			
Records obtained through public information show a deed was recorded in your name Carole Vandeventer on 4/6/2015 which indicates your ownership and interest in the specified property below.			
<b>HAMILTON COUNTY PUBLIC INFORMATION</b>			
<b>Legal Property Address:</b> 3352 Happy Trails Lane, Carmel, IN 46033			
<b>Purchase or Transfer Date:</b>	4/6/2015	<b>Year Built:</b>	1998
<b>Doc Number:</b>	192250386	<b>Lot Sq. Ft:</b>	12632 SF
<b>Improvements:</b>		<b>Property ID:</b>	20,15,74,3677,90-131.22
<b>Sale Amount</b>	N/A	<b>Use Code:</b>	1001
<b>Assessed Value:</b>	\$131,500	<b>2nd Owner Name:</b>	N/A
For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.			
Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded. If you are not completely satisfied with the service you may return the report within 30 days of receiving it for a full refund.			
<small>LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF 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.</small>			
		<small>**Please detach coupon and mail with your check**</small> <b>CODE: IUN22870507-1745</b>	
<b>PROPERTY ID NO.</b>	<b>SERVICE FEE</b>	<b>PLEASE RESPOND BY:</b>	<b>CHECK NO.</b>
192250386	\$ 89.00	06/10/2015	
Jane Doe 3352 Happy Trails Lane Carmel, IN 46033		<b>MAKE CHECK PAYABLE TO:</b> <b>LOCAL RECORDS OFFICE</b> 133 W Market St. #239 Indianapolis, IN 46204-2801	
<input type="checkbox"/> <small>Please check box if your mailing address is different and print mailing address on reverse side.</small>			
Your Phone Number: ( ) _____			
Please write the PROPERTY ID NO. On the lower left corner of your check.			

It states that the “Local Records Office” provides a copy of the only document that identifies you as the property owner of the property listed below, and says that it will provide a property profile and a copy of this document for \$89.00.

Although not illegal, this company is asking consumers to purchase something they may already have, at a high price. This company is not affiliated with any government agency. If you have filed a recent change to a deed, you are most likely to receive this notice. If you have done any property transactions through our offices, we will have already given you your original recorded deed. If you do not have your original, a copy can be easily obtained through the Recorder’s Office in your county for a minimal fee.

If you have any questions or concerns, please contact our offices for assistance.