

# Property Owner's Protection Alert (POPA)



**Office of the Fresno County Assessor-Recorder**

**October 22, 2024**

POPA Phone Number: (559) 600-5317



# Executive Summary (POPA)

***The FBI reports that Title Theft is one of the fastest growing cyber-crimes in America. Your Assessor-Recorder is stepping up to the plate to be the crime stopper to protect your property.***

Known as deed fraud or home title theft, the scheme involves forging documents to record a phony transfer of property ownership. Criminals can then sell the home, take out a mortgage on it, or even rent it out to tenants to turn a profit.

- Zina Thomas, a 60-year-old director of United Community Housing Coalition in Detroit, Michigan, is said to have stolen more than 30 homes by forging Quitclaim Deeds, transferring the properties to fictitious entities, and then selling them to innocent third parties.
- An elderly homeowner was evicted from her own house, with her equity wiped out, after crooks forged foreclosure documents.
- The FBI's 2023 Internet Crime Report tracked 9,521 complaints of real estate and rental fraud with losses totaling more than \$145 million.
- Deed fraud often involves QUITCLAIM DEEDS, which are simple, one-page legal documents that transfer ownership without any guarantees about the property. Their common legitimate use is to pass ownership between family members.
- Twenty years ago, it wasn't easy to forge documents. Today, every computer has the technology to create a believable forgery, because you can buy a fake notary stamp online.
- Unfortunately, these crooks target some of our most financially vulnerable citizens.



## Executive Summary - Continued

Today, there are only four Counties in California [San Diego, LA, Stanislaus and Fresno] that automatically send emails to alert property owners when a document is recorded with their name and/or parcel number. There are also private companies, such as Life Lock and others, that use our data to provide the same services, except they are charging a handsome fee. Our service is Free.

**We cannot prevent crime from happening, but if you sign up with POPA, my team will immediately alert you by email sending a copy of what was filed against your Property Title. At that point you can contact the Real Estate Fraud Unit of the District Attorney to report the crime, before a crook mortgages and/or sells your property.**

The only true protection against title theft is buying a specific type of policy known as Homeowner's Policy of Title Insurance. (Not to be confused with a similarly named Owner's Policy of Title Insurance that we all get when we buy a house at the close of escrow from the Title company). All big title insurances now offer this policy.

My office has set up checks and balances to verify the validity of the Notary Public name, Identification Number, and license status, directly with the office of the California Secretary of State.



# What is Property Owner's Protection Alert?

- Property Owner's Protection Alert (**POPA**) is a **free notification service** offered by the Assessor-Recorder that emails Fresno County residents when a document is recorded with their name or Assessor parcel number (APN).
- The Assessor-Recorder provides **POPA** free of charge as a valuable courtesy to all Fresno County residents who subscribe to the notification service.
- **POPA** is a significant step forward to protecting Fresno County property owners from title fraud and unwarranted liens.
- The Fresno County Recorder's Office has partnered with the Fresno County District Attorney's Office to fight real estate fraud.



# How to Sign Up

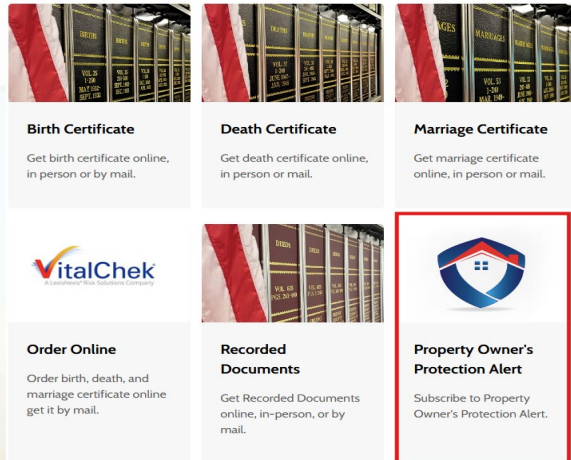
1. Go to the Recorder Website and Click Property Owner's Protection Alert (Slide 6)
2. Property Owner's Protection Alert Self Service Page (Slide 7)
3. **Create An Account** (Slide 8)
4. Click Account Activation Email Link (Slide 9)
5. **Activate Your Account** (Slide 10)
6. System Takes You to Fresno County Recorder's Office Self-Service website (Slide 11)
7. **Subscribe to Property Owner's Protection Alert** (Slide 12)
8. Create Property Owner's Protection Alerts (Slide 13)
9. Receive Property Owner's Protection Alert Subscription Confirmation (Slide 14)
10. Email Alert Sample (Slide 15)
11. Document Sample (Slide 16 and 17)









# Select Property Owner's Protection Alert on the Fresno County Recorder's Office website

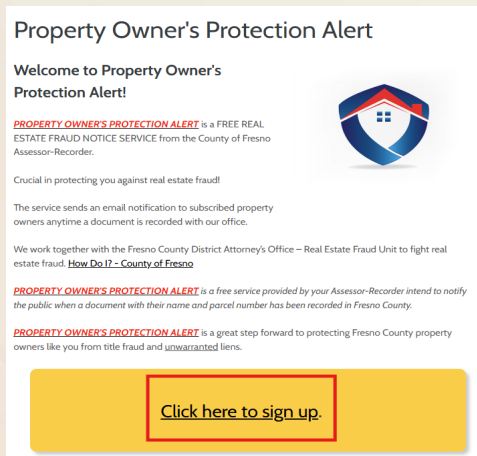
1. Go to <https://www.fresnocountyca.gov/Departments/Recorder>
2. Select the Property Owner's Protection Alert Icon

I want ...



 <p><b>Birth Certificate</b></p> <p>Get birth certificate online, in person or by mail.</p>	 <p><b>Death Certificate</b></p> <p>Get death certificate online, in person or mail.</p>	 <p><b>Marriage Certificate</b></p> <p>Get marriage certificate online, in person or mail.</p>
 <p><b>Order Online</b></p> <p>Order birth, death, and marriage certificate online get it by mail.</p>	 <p><b>Recorded Documents</b></p> <p>Get Recorded Documents online, in-person, or by mail.</p>	 <p><b>Property Owner's Protection Alert</b></p> <p>Subscribe to Property Owner's Protection Alert.</p>

3. Use the [Click here to sign up](#) link.



**Property Owner's Protection Alert**

Welcome to Property Owner's Protection Alert!

**PROPERTY OWNER'S PROTECTION ALERT** is a FREE REAL ESTATE FRAUD NOTICE SERVICE from the County of Fresno Assessor-Recorder.

Crucial in protecting you against real estate fraud!

The service sends an email notification to subscribed property owners anytime a document is recorded with our office.

We work together with the Fresno County District Attorney's Office – Real Estate Fraud Unit to fight real estate fraud. [How Do I? - County of Fresno](#)

**PROPERTY OWNER'S PROTECTION ALERT** is a free service provided by your Assessor-Recorder intend to notify the public when a document with their name and parcel number has been recorded in Fresno County.

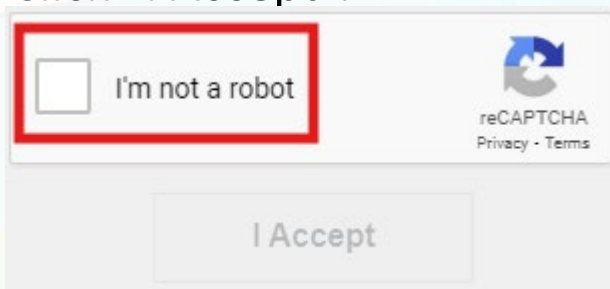
**PROPERTY OWNER'S PROTECTION ALERT** is a great step forward to protecting Fresno County property owners like you from title fraud and unwarranted liens.

[Click here to sign up.](#)



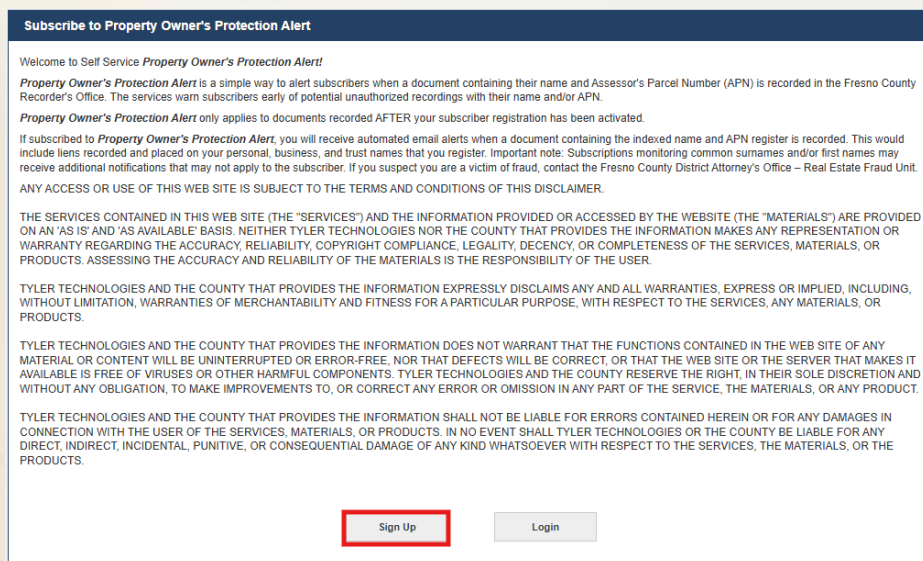
# Property Owner's Protection Alert Self Service Page

1. Read Disclaimer.
2. Check the "I'm not a robot" box.
3. Click "I Accept".



A screenshot of a web form. On the left, there is a checkbox labeled "I'm not a robot" which is highlighted with a red rectangular border. To the right of the checkbox is the reCAPTCHA logo and the text "reCAPTCHA Privacy - Terms". Below these elements is a button labeled "I Accept".

4. Click "Sign Up" to create an account.



A screenshot of a web page titled "Subscribe to Property Owner's Protection Alert". The page contains a welcome message and several paragraphs of disclaimer text. At the bottom of the page, there are two buttons: "Sign Up" and "Login". The "Sign Up" button is highlighted with a red rectangular border.

**Subscribe to Property Owner's Protection Alert**

Welcome to Self Service *Property Owner's Protection Alert!*

*Property Owner's Protection Alert* is a simple way to alert subscribers when a document containing their name and Assessor's Parcel Number (APN) is recorded in the Fresno County Recorder's Office. The services warn subscribers early of potential unauthorized recordings with their name and/or APN.

*Property Owner's Protection Alert* only applies to documents recorded AFTER your subscriber registration has been activated.

If subscribed to *Property Owner's Protection Alert*, you will receive automated email alerts when a document containing the indexed name and APN register is recorded. This would include liens recorded and placed on your personal, business, and trust names that you register. Important note: Subscriptions monitoring common surnames and/or first names may receive additional notifications that may not apply to the subscriber. If you suspect you are a victim of fraud, contact the Fresno County District Attorney's Office - Real Estate Fraud Unit.

ANY ACCESS OR USE OF THIS WEB SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS DISCLAIMER.

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[Sign Up](#) [Login](#)



# Create Account

1. Create a User ID.  
Examples: **john1990**, **Fresno\_-1.5**, **jsmith**.  
**User ID must contain only A-Z, a-z, 0-9, . - \_**
2. Add your email address.
3. Create a password. It must be eight characters. **Password must contain numbers and letters.**
4. Confirm password.
5. Enter Profile Information.
6. Click on I'm not a robot.
7. Submit.
8. Account Activation email will be sent to your email address.



**Add Account Details**

**User ID \***

**Email Address \***

**Password \***

**Confirm Password \***

**Profile Information**

**First Name \***

**Last Name \***

Phone Number

Company

**Mailing Address**

Mailing Address

Address 1

Address 2

City  State  Zip

**Billing Address**

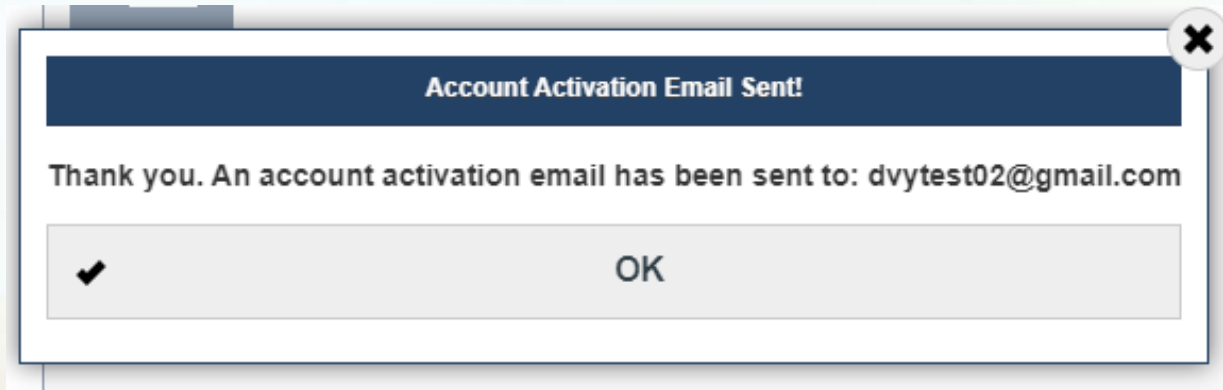
Same as Mailing Address

I'm not a robot


reCAPTCHA  
Privacy - Terms



# Account Activation Email



# Activate Your Account

1. Go to your email to verify your Property Owner's Protection Alert account.
2. Retrieve the Property Owner's Alert Subscription Notification email. See example 
3. Follow the link on the email.
4. The link will take you back to the Fresno County Self Service website.
5. **This step Activates your account.**

## Activate your account Inbox x

Fresno County <donotreply@tylerhost.net>

to me ▼

dvytest02,

Thank you for creating a new account! Click the link below to activate your account.

[Verify email address for dvytest02](#)

If you did not create an account with us, you may ignore this email.

Fresno, County Recorder  
1250 Van Ness Ave  
Fresno, CA 93721



# Fresno County Recorder's Office Self-Service Website.

1. Select Property Owner's Protection Alert.
2. Login.



## Home Instructions

Welcome to the Fresno County Recorder Self-Service System. All public records are available for viewing in our office at no charge during office hours.

Requests for official records, military discharge records, and vital records cannot be combined. They must be placed separately.

All sales of official records copies made via this website are final. Please be careful when selecting documents for purchase, as they cannot be refunded. A \$2.50 fee is charged as a separate transaction with every credit card purchase.

To maximize search results you are advised to search all possible spelling variations of names, as well as other search criteria.

This search site is provided as a service to our customers. The Fresno County Recorder's Office makes no warranty or guarantee regarding the accuracy or reliability of the content on this site or other sites to which we are linked. All data contained herein is subject to change without notice.



## Property Owner's Protection Alert

Register for email notifications when documents are recorded in your name to avoid being the victim of property fraud.



## Military Discharge

Request certified copies of a Military Discharge Record.

Military Discharge requests CAN NOT be combined with a birth, death or marriage request - they must be submitted separately.



## Official Records Search and Copies (Web)

Search land records. Request copies and certified copies of documents.



## Vital Records Certified Copies

Request certified copies of birth, death, and marriage records.

## Subscribe to Property Owner's Protection Alert

Welcome to Self Service *Property Owner's Protection Alert!*

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Sign Up

Login

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Continue



# Create Property Owner's Protection Alerts

1. Create Property Owner's Protection Alerts.
2. Select the drop box arrow.
  1. Individual – Names of Property Owner by **Last Name, First Middle Name**  
Example: **Smith, John Henry**
  2. Business – Name of the business.
  3. Assessor Parcel Number – APN  
Example: **123-45-678**
3. Enter names or APN
4. Add up to ten Alerts.
5. Click on Add Alert.
6. Save.

**Property Owner's Protection Alert**

Note: Alerts are not saved until you click "Save"

Individual Name Tips:  
Enter your full last name and full first name.  
For hyphenated last names, enter each last name as a separate name search.  
To see the frequency of notifications you will receive, enter your name (last first) into the search field for both names on the search page.

Business Name Tips:  
Enter the first part of your business name.  
Do not enter punctuation.  
To see the frequency of notifications you will receive, enter your business name into the search field for both names on the search page.

To Unsubscribe remove all added alerts and click "Save"

---

**Add Property Owner's Protection Alerts**

Individual ▾

✖

Individual  
 Business  
 Assessor Parcel Number

**My Alerts**

**Individuals**

SMITH JOHN and SMITH JOE ✎ ✖

SMITH DOE ✎ ✖

**Assessor Parcel Number**

123-45-123 ✎ ✖

← Back
Last Saved: Wed Oct 09 09:08:31 PDT 2024



# Property Owner's Protection Alert Subscription Confirmation

1. Receive Property Owner's Protection Alert confirmation email.
2. View Property Owner's Protection Alert(s) created.
3. Option to unsubscribe.

## New Property Owner's Protection Alert Subscription Notification

Inbox x

**Fresno County** <donotreply@tylerhost.net> [Unsubscribe](#)

to me ▾

Please add [RecorderWebmail@FresnoCountyCA.gov](mailto:RecorderWebmail@FresnoCountyCA.gov) to your safe sender list.

[View my Property](#)

[Owner's Protection](#)

[Alerts](#)

[1 Saved Alerts](#)

[Unsubscribe](#) | [Change Property Owner's Protection Alerts](#) | [Fresno County Recorder](#)

October 08, 2024

You have signed up to receive Property Owner's Protection Alerts on the following names

123-45-123

You are receiving this email because you signed up for Property Owner's Protection Alerts from [Fresno County Recorder](#). Please choose [unsubscribe](#) to stop receiving these email notifications.

Property Owner's Protection Alert is not designed to prevent fraud. This service is provided as a service to the tax payers. Fresno and Tyler Technologies are not liable for damages related to property fraud.

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[Fresno County Recorder](#) | [Unsubscribe](#)

Fresno County Recorder

1250 Van Ness Ave

Fresno, CA 93721

559-600-5317



# Email Alert Sample

1. Alert Name  
Example: Gold
2. Document Number
3. Recording Date
4. Document Type
5. Grantor & Grantee Name

**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Please add [RecorderWebmail@FresnoCountyCA.gov](mailto:RecorderWebmail@FresnoCountyCA.gov) to your safe sender list.

**View my Property**

**Owner's Protection Alerts**

[7 Saved Alerts](#)

[Unsubscribe](#) | [Change Property Owner's Protection Alerts](#) | [Fresno County Recorder](#) July 05, 2024

**GOLD**

Recording Number	Grantor	Grantee
<a href="#">2024-0055554</a>	RODRIGUEZMENA LUIS DAVID	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Recording Date	06/25/2024	
Document Type	DEED OF TRUST	GOLD STANDARD MORTGAGE

Recording Number	Grantor	Grantee
<a href="#">2024-0056650</a>	DERKSEN LLOYD GOLD	STANDARD MORTGAGE
Recording Date	06/27/2024	
Document Type	DEED OF TRUST	DERKSEN DENISE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Recording Number	Grantor	Grantee
<a href="#">2024-0056673</a>	DODENHOFF MICHAEL ROBERT	GOLD STANDARD MORTGAGE
Recording Date	06/27/2024	
Document Type	DEED OF TRUST	DODENHOFF TAYLOR ELIZABETH MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

Recording Number	Grantor	Grantee
<a href="#">2024-0056780</a>	RODRIGUEZ RENE	GOLD STANDARD MORTGAGE
Recording Date	06/27/2024	
Document Type	DEED OF TRUST	RODRIGUEZ CHRISSE E MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

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[Fresno County Recorder](#) | [Unsubscribe](#)

Fresno County Recorder  
 1250 Van Ness Ave  
 Fresno, CA 93721  
 559-600-5317



# Document Sample

## Quit Claim Deed

RECORDING REQUESTED BY:  
 Old Republic Title Company

Escrow No.: 1411029242  
 APN No.: 551-031-07

When Recorded Mail Document and Tax Statements to:

Armen Zadoyan  
 1933 Morris Ave  
 Fresno, CA 93611

Fresno County Recorder  
 Paul Dictos, CPA  
**2024-0092866**  
 Recorded at the request of:  
 ERECORDING PARTNERS NETWORK  
 10/08/2024 11:46 51  
 Titles: 1 Pages: 3  
 Fees: \$17.00  
 CA SB2 Fees:\$0.00  
 Taxes: \$0.00  
 Total: \$17.00

Recording Requested By & When Recorded, Return To:

Name: Brian K. Cuttone, Esq.  
 Street: 5380 North Fresno Street, Suite 102  
 Post Office Box #:  
 City / St. / Zip: Fresno, CA 93710

Fresno County Recorder  
 Paul Dictos, CPA  
**2024-0093277**  
 Recorded at the request of:  
 CSC, LOGAN  
 10/09/2024 02:26 40  
 Titles: 1 Pages: 4  
 Fees: \$28.00  
 CA SB2 Fees:\$75.00  
 Taxes: \$0.00  
 Total: \$103.00

*This space for recorder's use only*

SPACE ABOVE THIS LINE FOR RECORDERS USE

### Quit Claim Deed

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b); document recorded in connection with a concurrent transfer subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):  
 Documentary transfer tax is \$0.00 This conveyance establishes sole and separate property of a spouse, R&T 11911  
 computed on full value of property conveyed, or  
 computed on full value less value of liens and encumbrances remaining at time of sale.  
 Unincorporated area:  City of Clovis  
 Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 Hermine Zadoyan, wife of grantee herein

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to  
 Armen Zadoyan, a married man, as his sole and separate property

that property in City of Clovis, Fresno County, State of California, described as:  
 \* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recording concurrently herewith and the interest acquired by said Grantee is his/her sole and separate property.  
 Mail Tax Statements to Grantee at address above

Quit Claim Deed  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Document Title)

*This page added to provide adequate space for the above information only.*  
 (Government Code 27361.6)  
 (Additional recording fee applies)

Mail Tax Bills to Sheikh Abdul Kaiuum at 12277 East Herndon, Clovis, CA 93619





# Document Sample

## Trust Transfer Deed

7

RECORDING REQUESTED BY

Jose Mendez Wong and Ye Fen Zhou Wong

MAIL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO

Jose Mendez Wong  
Ye Fen Zhou Wong  
9637 N Shenandoah Lane  
Fresno, CA 93720



2024-0098512

FRESNO County Recorder  
Paul Dictos, CPA

Thursday, Oct 24, 2024 11:19:04 AM

Titles: 1	Pages: 2
Fees:	\$22.00
CA SB2 Fee:	\$75.00
Taxes:	\$0.00
Total:	\$97.00
J.M.W.	

Space above line for Recorder's Use  
CONSIDERATION, NOT PURSUANT TO SALE. NO TAX DUE.

### TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)  
The undersigned Grantor declares under the penalty of perjury that the following is true and correct: Documentary transfer tax: \$0.00. Rev. & Tax Code Section 11930. A transfer into or out of a trust. Grantee is a Trust for the benefit of the Grantor(s). This is a transfer into or out of a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

City of Fresno 524 S Dearing Avenue, Fresno, CA 93701 (APN 461-233-07)  
534 S Dearing Avenue, Fresno, CA 93701 (APN 460-303-01)

FOR NO CONSIDERATION, GRANTOR(S) Jose Mendez Wong and Ye Fen Zhou Wong, husband and wife, as Community Property, hereby GRANT(S) TO Jose Mendez Wong and Ye Fen Zhou Wong, Trustees of the Jose Mendez Wong and Ye Fen Zhou Wong Revocable Trust dated September 20, 2024 and amendments thereto, as Community Property, the following real property in the City of Fresno, County of Fresno, State of California: See Legal Description Exhibit A attached hereto and made a part hereof.

Date: September 20, 2024

*Jose Mendez Wong*  
Jose Mendez Wong  
*Ye Fen Zhou Wong*  
Ye Fen Zhou Wong

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

On September 20, 2024 before me, Lawrence K. Leung, notary public, personally appeared Jose Mendez Wong and Ye Fen Zhou Wong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

*Lawrence K. Leung*  
(Seal)



Mail tax statements to: same address as above

7

RECORDING REQUESTED BY

Jose Mendez Wong and Ye Fen Zhou Wong

MAIL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO

Jose Mendez Wong  
Ye Fen Zhou Wong  
9637 N Shenandoah Lane  
Fresno, CA 93720



2024-0098512

FRESNO County Recorder  
Paul Dictos, CPA

Thursday, Oct 24, 2024 11:19:04 AM

Titles: 1	Pages: 2
Fees:	\$22.00
CA SB2 Fee:	\$75.00
Taxes:	\$0.00
Total:	\$97.00
J.M.W.	

Space above line for Recorder's Use  
CONSIDERATION, NOT PURSUANT TO SALE. NO TAX DUE.

### TRUST TRANSFER DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)  
The undersigned Grantor declares under the penalty of perjury that the following is true and correct: Documentary transfer tax: \$0.00. Rev. & Tax Code Section 11930. A transfer into or out of a trust. Grantee is a Trust for the benefit of the Grantor(s). This is a transfer into or out of a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

City of Fresno 524 S Dearing Avenue, Fresno, CA 93701 (APN 461-233-07)  
534 S Dearing Avenue, Fresno, CA 93701 (APN 460-303-01)

FOR NO CONSIDERATION, GRANTOR(S) Jose Mendez Wong and Ye Fen Zhou Wong, husband and wife, as Community Property, hereby GRANT(S) TO Jose Mendez Wong and Ye Fen Zhou Wong, Trustees of the Jose Mendez Wong and Ye Fen Zhou Wong Revocable Trust dated September 20, 2024 and amendments thereto, as Community Property, the following real property in the City of Fresno, County of Fresno, State of California: See Legal Description Exhibit A attached hereto and made a part hereof.

Date: September 20, 2024

*Jose Mendez Wong*  
Jose Mendez Wong  
*Ye Fen Zhou Wong*  
Ye Fen Zhou Wong

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

*Lawrence K. Leung*  
(Seal)



Mail tax statements to: same address as above

