

Recording Notification Service - Guadalupe County Clerk

According to the FBI, property and mortgage fraud is one of the fastest growing white-collar crimes. Scammers file fraudulent deeds, making it appear as if they own the property. These scammers then trick people into giving them money to rent or buy those properties.

This type of fraud can go undetected if the property owner does not periodically check the Official Public Records in the county where they own property. Although checking does not prevent the actual fraudulent activity from occurring, it does provide an early warning of what may have otherwise gone undetected.

Guadalupe County Clerk, Teresa Kiel, is offering citizens a free Recording Notification Service (RNS) via automated emails. This service will help detect property and mortgage fraud early by alerting property owners when a document is recorded in their name in Guadalupe County's Official Records. Citizens can monitor up to 10 different names or variations per registered email address. For more details, to sign up, or to manage subscriptions, visit the Recording Notification Service page located at <https://recordingnotificationsservice.guadalupe.tx.gov/>.

Frequently Asked Questions

What can I do to protect myself from property fraud?

Check the Guadalupe County Clerk's Official Public Records using the Public Records Search at <https://roam.guadalupe.tx.gov> to see what documents are recorded under your name and sign up for the Guadalupe County Clerk's free Recording Notification Service for automated email alerts when your name or names are added to the Official Public Records index.

If your property is vacant, check often to make sure it is not occupied illegally. Ask someone you trust to look after your property if you are away for an extended period of time.

Do not let mail pile up when out of town.

Make sure the Guadalupe Appraisal District and the Tax Assessor-Collector have the correct mailing address for you or the person who should receive notices about your property.

What is the Recording Notification Service (RNS)?

RNS is a free service offered by Guadalupe County Clerk, Teresa Kiel that alerts citizens via automated email when a document is recorded in their name.

How does the Recording Notification Service work?

When a document is recorded into the Official Public Records of Guadalupe County with a name that is being monitored, an automated email will be sent to the email address registered, provided that you have signed up on the RNS sign up page before the document is recorded.

What documents will I be notified about through the Recording Notification Service?

The Recording Notification Service alerts you to newly recorded documents only, i.e., documents recorded after you have signed up for the service. To search documents already recorded under your name, click here. <https://roam.guadalupe.tx.gov>

How do I edit the names being monitored?

To edit the names you are monitoring, you can select the “Update Subscription” option on the Recording Notification Service page and enter your changes to the listed names.

Can I unsubscribe from the Recording Notification Service?

Yes, you can unsubscribe at any time by selecting the “Unsubscribe” link on the Recording Notification Service page and entering your registered email address.

Why do fraudulent documents get recorded?

The Guadalupe County Clerk must record all documents that meet the requirements outlined in the Texas Statutes. The Guadalupe County Clerk has no authority to refuse to record a properly prepared document, even if it may be fraudulent.

If a document is proven fraudulent, can it be removed from the Official Records?

No, a document recorded in the Official Public Records is considered permanent record according to Texas Statutes. However, a court order can be recorded to show the fraudulent document is void. Therefore, citizens are urged to contact law enforcement and/or an attorney for prompt, appropriate action if fraud is suspected.

What should I do if I think I may be the victim of property fraud?

Contact the Guadalupe County Sheriff’s Office at 830-303-4188 ext. 1219 and/or your attorney or legal counsel. The Guadalupe County Clerk cannot take legal action on your behalf to reverse the suspicious or fraudulent activity.

Does this service alert me of documents being recorded in other counties?

No, this service only alerts subscribers of documents being recorded in the Guadalupe County Official Public Records.

I received a notification of a recording, what do I do?

After your review of the document, if you suspect you are a victim of fraud, you may report fraud to the Federal Trade Commissioner on the website at <https://reportfraud.ftc.gov>.

You may also file a report with the Texas Attorney General's office at <https://www.texasattorneygeneral.gov/consumer-protection/file-consumer-complaint>

You may also want to contact your local law enforcement, the Guadalupe County Sheriff's Office at 830-303-4188 extension 1219.

You may also need to contact an attorney to determine whether you need to take legal action to void the fraudulent filing.