



MAY 22 2023

**AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 5/11/2023

Meeting Date: May 22, 2023

**Approved**

Submitted By: April Long

Department/Office: County Clerk

Signature of Director/Official: April Long

**Agenda Title:**

Consideration and Approval of GovOS Property Fraud Alert Service Add-On to Cloud Search at \$250.00 per month, \$3,000.00 annually, with authorization for the County Judge to sign.

**Public Description** (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

The Property Fraud Alert Service notifies constituents against potentially fraudulent claims or transactions regarding Real Property by sending email alerts any time their personal or entity name is used in a Real Property filing within the County.

(May attach additional sheets if necessary)

Person to Present: April Long

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC  CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 15 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

**Check All Departments That Have Been Notified:**

County Attorney  IT  Purchasing  Auditor

Personnel  Public Works  Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email**



# Real Property Fraud Alert Service

## Monitoring for Your Peace of Mind

Get notified against potentially fraudulent claims or transactions regarding real property. Receive email alerts any time your personal or entity name is used in a real property filing within the county. This is a free service provided by GovOS and your County Clerk designed with the goal of reducing fraudulently-recorded documents that could affect your property ownership.



**Sign up today!**

[collin.tx.publicsearch.us/property-alert](http://collin.tx.publicsearch.us/property-alert)



### Property Fraud?

Real property fraud is where a party fraudulently records documents against your property for financial gain or to take over ownership without your knowledge.

### Why should you be concerned?

Real property fraud is a fast-growing crime as damaging as identity theft, with the added risk of losing your property.

### How do you protect yourselves?

Collin County and the County Clerk are introducing GovOS Property Alert – a free real property fraud alert system. After creating an alert record, you will receive email notifications anytime a document is recorded against your property or name.



**Honorable Stacey Kemp**  
Collin County Clerk

Powered by **GOVOS**

February 10, 2023



# ***Property Alert***

***Add-on to Cloud Search***

**Honorable April Long**  
**Johnson County Clerk**

2 N. Main St  
Cleburne, TX 76033

**SUBMITTED BY:**

Mandy Wiggins

*Strategic Customer Success Executive*

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# Who is GovOS?

## DIGITAL TRANSFORMATION FOR GOVERNMENT

Building a modern government experience requires software configured to meet your constituents' expectations and the needs of your staff. GovOS offers a range of application suites, each designed to help you achieve digital transformation to areas that provide the most impact: delivering innovative digital transformation to your processes and public access to information.

GovOS offers software solutions to empower local government in every step of their digital transformation journey. Our applications perform for any department for any size government. Specializing in employee, business, and citizen engagement, GovOS can help you transform your agency and your community.

## WHY GovOS

Governments use GovOS solutions to power online services for **20+ million constituents**. As a partner to hundreds of government agencies we serve across the U.S., we're transforming the way people experience local government with best-in-class digital solutions and services that modernize operations and improve constituent access and engagement.

## ADVANTAGE OF WORKING WITH GovOS

### Peace of Mind

Our GovOS digital solutions are cloud-native, adhering to the highest levels of security protocol and delivering secure, reliable and scalable access to information.

### Built with your constituents in mind

GovOS Cloud Search was designed with input from people who use the product the most, your constituents. Our industry leading solution makes finding information easy the public, title researchers, the legal community – all users.

### Configuration & Customization

You maintain complete control over functionality and workflows. From customizing your design to configuring automation, you build ideal online services for everyone.

### World Class Service

GovOS customers have access to truly superior customer service. From day one our team works closely with yours to set you up for success and help you achieve your goals. Additionally, GovOS provides 24/7/365 live chat support for public search users.

**GovOS would like the opportunity to work with you to add Property Alert to Cloud Search.**



## Property Alert – Add-on to Cloud Search

The GovOS Property Fraud Alert service is available to county residents, allowing them to receive automated email alerts any time a registered personal identity, or entity name is used in a Real Property filing within the county. Your constituents are notified against potentially fraudulent claims or transactions regarding Real Property and receive email alerts any time their personal or entity name is used in a Real Property filing within the county. Further, title companies can self-serve by utilizing the system to protect themselves during underwriting.

THERE ARE TWO WAYS TO SET UP A FREE PROPERTY ALERT:

Already created an alert? [View Dashboard](#)



### Create a property alert from a personal or entity name

Set up a property alert by entering a name or multiple names. Optionally include alternate spelling variations.

Enter a Name



### Create a property alert from a public document

Search for a document and set up a property alert based on that document's information.

Search for a Document

OR

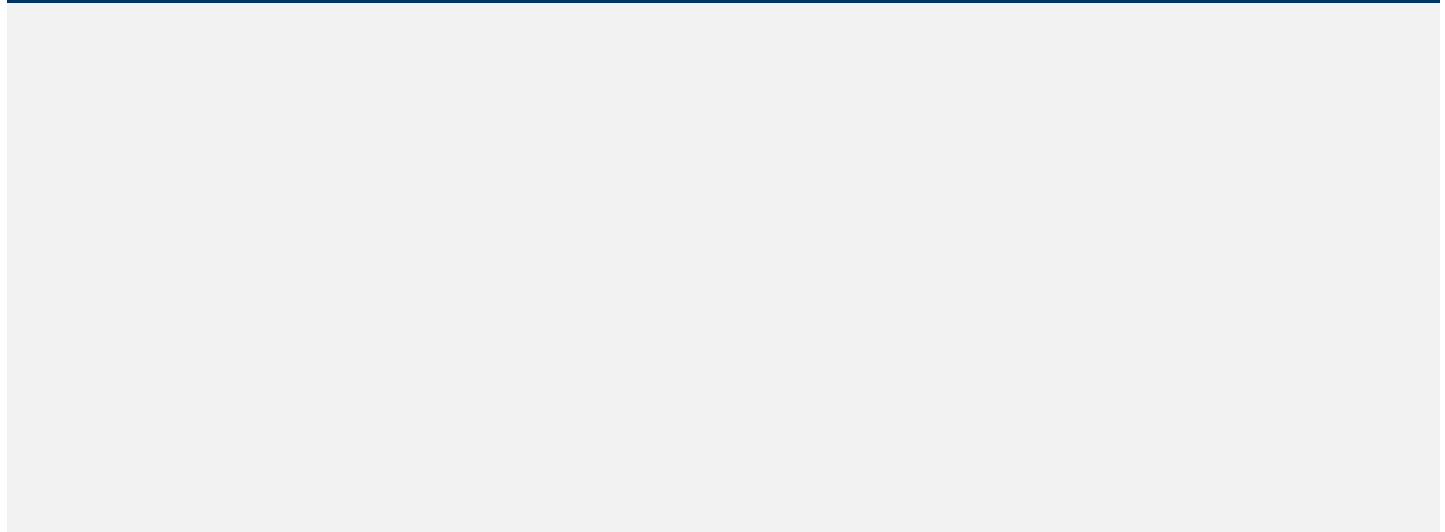




# Solution Proposal

Our solution is a package of the below service applications.

Johnson County TX Clerk	
<b>Property Alert Add-on (Per Month)*</b>	\$250.00
<b>Allowed Storage (Total Files)</b>	• N/A
<b>Total Annually</b>	\$3000.00
*Includes: Implementation, Training and Press Release/Flyer	







# Customer Execution

- Proposal and pricing is good through 05/31/2023.
- The subscription start date for the GovOS subscription licenses described in this proposal (the "Subscription") will be the date you sign this Customer Execution (the "Execution Date"). The Subscription is in addition to GovOS licenses you have already contracted for; therefore the term of the Subscription will be concurrent with your existing contract with GovOS for Cloud Records. The Subscription will expire when your Cloud Records contract with GovOS expires and will be included as part of each renewal should you elect to renew. Your Cloud Records contract will expire 1/26/2025.
- The "Invoice Date" for the Subscription is the Execution Date. All invoices are due Net thirty (30) days of the Invoice Date and your first monthly invoice including the Subscription will be sent on the Execution Date. You will be invoiced monthly unless annual payments are preferred (please let us know your preference).
- All standard Terms of Use related to the Subscription can be found at <https://govos.com/official-public-records/terms-of-use/> and are hereby incorporated into this contract.

### Customer Signature

                      County Judge                      5-22-23  
 Signature of Authorized County Representative                      Title                      Date

### GovOS Signature

                      CFO                      5/11/23  
 Signature of Authorized GovOS Representative                      Title                      Date

# Customer Information

<b>Contact Information</b>	
<b>Organization Name</b>	Johnson County Clerk
<b>Street Address</b>	2 N. Main St.
<b>City, State, Zip</b>	Cleburne, TX 76033
<b>Primary Contact Name</b>	April Long
<b>Primary Contact Email</b>	along@johnsoncountytexas.org
<b>Billing Details</b>	
<b>Billing Contact Name</b>	April Long
<b>Billing Contact Email</b>	along@johnsoncountytexas.org
<b>Billing Contact Phone</b>	817-202-4000
<b>Invoice Delivery Method</b>	<input checked="" type="checkbox"/> Email/Electronic (default) <input type="checkbox"/> Mail
<b>Preferred Payment Method</b>	<input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input checked="" type="checkbox"/> ACH

# GovOS<sup>®</sup> Property Alert FAQ

## What is property alert?

A property alert is a way for you to monitor documents that are filed using your name or legal description. When you create a property alert for your personal or entity name, you will receive an email any time a document is filed within the county that contains the name(s) that you have set the alert for. This is to help keep you aware of fraud attempts that could affect your property ownership.

## How much does it cost?

Any registered user can create a property alert free of charge. If you are not a registered user, the alert system won't have an email address to send the alert messages to. Registering is also free of charge and requires only an email and password.

## How should I enter my name to create an alert?

If you are entering your personal name to create an alert, please enter your last name first. For example, "Dave Johnson" becomes Johnson Dave. For non-personal names, enter them as you normally would.

## Configure your Search Criteria

### Enter personal and/or business name(s):

For personal names, enter last name first e.g. JONES BOB

Add "JOHNSON DAVE"

JOHNSON DAVE

Create Property Alert



# Configure your Search Criteria

## Enter personal and/or business name(s):

For personal names, enter last name first e.g. JONES BOB

Add "ACME PARTNERSHIP LP"

ACME PARTNERSHIP LP

Create Property Alert

### Can I also create an alert on the Legal Description?

You can create an alert based on the legal description of a document by viewing that document in search through the image viewer and then clicking the shield icon towards the top right of the viewer. From here, you'll be allowed to set your alert criteria with a series of check boxes, one of which is for the legal description of that document.

First, search for and locate the document that contains the legal description you're looking for. In this example, it's the first result on the page.

NEW SEARCH

1-5 of 5 results for "DAVE JOHNSON + 01/03/1854-07/21..."

Department: Property Records | Arranged By Relevance | Results Per Page: 50 | Edit Search Criteria

CERTIFIED THROUGH: 7/21/2020

Document Types: Filter Document Types

REAL PROPERTY

Recorded Years: 1950-1959 (2), 1920-1929 (2), 1900-1909 (1)

GRANTOR	GRANTEE	DOC TYPE	RECORDED DATE	DOC NUMBER	BOOK/VOLUME/PAGE
JOHNSON LEWIS	HARRIS DAVE	DE	11/17/1920	1920-1114	RP/93/413
HARRIS DAVE	HARRIS JERRY	DE	03/02/1951	1951-5431	RP/200/280
HARRIS DAVE	JOHNSON LIZZIE	DE	01/19/1951	1951-4869	RP/200/23
HARRIS DAVE	JOHNSON LIZZIE D	DE	03/10/1920	1920-513	RP/91/560
CALAWAY DAVE	PLYE JANE	DE	01/01/1903	1903-287	RP/52/547

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Next, open your document in the image viewer and click on the shield icon in the top left corner.

IMAGE SUMMARY < Prev Doc | Next Doc >

1 of 2

RP 93 PG 413

Jerry Harris et al  
To / Deed The State of Texas, )  
Dave Harris County of Grimes, ) KNOW ALL MEN BY THESE PRESENTS:

The We Jerry Harris Sylvia Harris a feme sole Mattie Harris a feme sole, Lizzie Johnson and her husband Lewis Johnson Lizzie D. Johnson and the husband Will Johnson of the County of Grimes and the State of Texas for and in consideration of the sum of One Dollar to us paid Dave Harris and for the purpose of dividing the tract of 57 acres more or less formerly owned by our mother and Grandmother Amanda Harris Deceased we the said grantors and grantee being the only heirs of the deceased Amanda Harris, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Dave Harris of the County of Grimes and State of Texas, all that certain or parcel of land out of the S. E. corner of the tract of land owned formerly and occupied by Amanda Harris out of the E. side of the Williams tract situated in the Eastern part of the Isaac Jackson League in Grimes County Texas about 5 miles S 1/2 E from Newburg on the west

Grimes County Clerk Unofficial Copy

Grimes County Clerk Unofficial Copy

Grimes County Clerk Unofficial Copy

Grimes County Clerk Unofficial Copy

A new window will open that allows you to customize your alert. To set an alert on the legal description, check the box that says "Legal Description."

# Create a Property Alert

Receive email alerts any time your personal name, business name, or property address is used in a Real Property filing within the county.

**Choose one or more of the following as your alert criteria:**

## Parties

- HARRIS DAVE
- HARRIS JERRY
- HARRIS MATTIE
- HARRIS SYLVIA
- JOHNSON LEWIS
- JOHNSON LIZZIE
- JOHNSON LIZZIE D
- JOHNSON LOUIS
- JOHNSON WILL

## Legal Description

- I JACKSON LEAGUE A- 9 1/8ACS

DE: #1920-1114

Cancel

Create Property Alert

You're all set! You can view your new alert (as well as all your other alerts) in the property alerts dashboard.



## Your Alert has been Configured

We'll send you an email if an alert is triggered based on the name(s) you specified as your search criteria.

[View Property Alert Dashboard](#)

Close

**If I am looking at my deed (or other document) can I create an alert that will notify me of any filings on this property?**

You can create an alert that will notify you of any filings on a certain property right from the image viewer when you search for your deed. First, search for and bring up your deed using the search function. The deed for this example happened to show up first on the list of results.

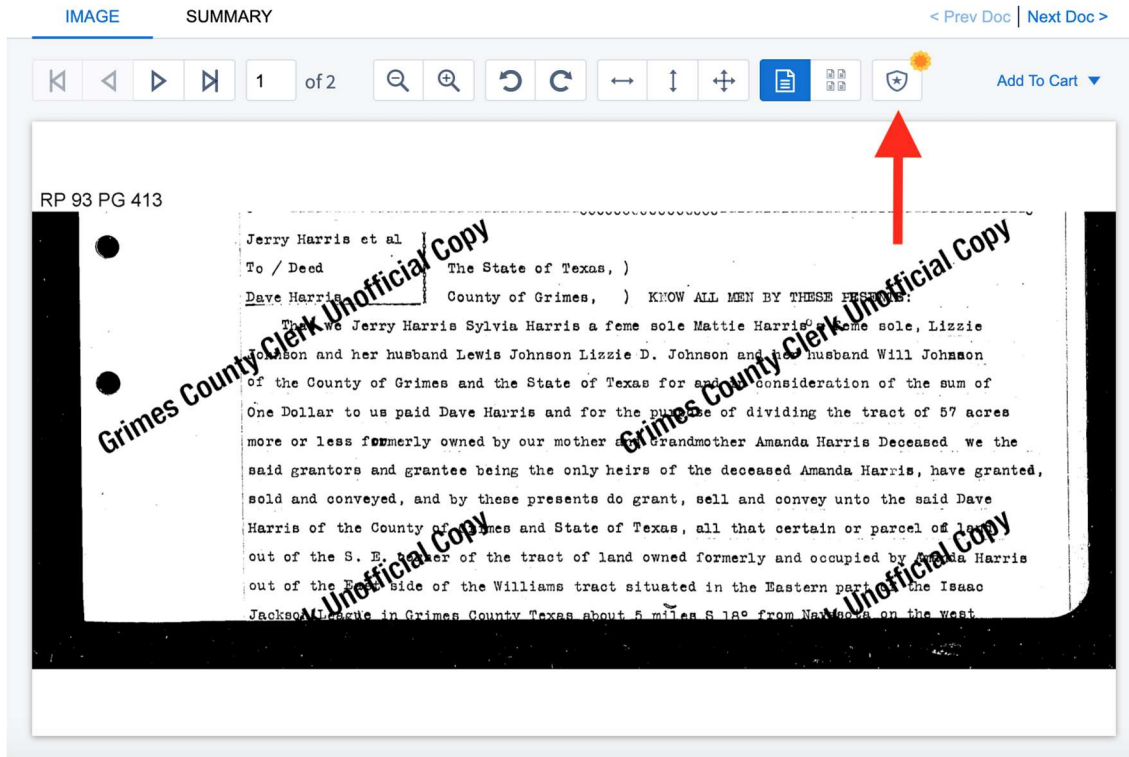
+  x

1-5 of 5 results for "DAVE JOHNSON + 01/03/1854-07/21..."  
Department: Property Records | Arranged By: Relevance | Results Per Page: 50 | [Edit Search Criteria](#) | CERTIFIED THROUGH: 7/21/2020 | [Add to Cart](#)

Document Types	GRANTOR	GRANTEE	DOC TYPE	RECORDED DATE	DOC NUMBER	BOOK/VOLUME/PAGE
<input type="checkbox"/> Filter Document Types	<input type="checkbox"/> JOHNSON LEWIS	<input type="checkbox"/> HARRIS DAVE	DE	11/17/1920	1920-1114	RP/93/413
> REAL PROPERTY	<input type="checkbox"/> HARRIS DAVE	<input type="checkbox"/> HARRIS JERRY	DE	03/02/1951	1951-5431	RP/200/280
Recorded Years	<input type="checkbox"/> HARRIS DAVE	<input type="checkbox"/> JOHNSON LIZZIE	DE	01/19/1951	1951-4869	RP/200/23
<input type="checkbox"/> 1950-1959 (2)	<input type="checkbox"/> HARRIS DAVE	<input type="checkbox"/> JOHNSON LIZZIE D	DE	03/10/1920	1920-513	RP/91/560
<input type="checkbox"/> 1920-1929 (2)	<input type="checkbox"/> CALAWAY DAVE	<input type="checkbox"/> PYLE JANE	DE	01/01/1903	1903-287	RP/52/547
<input type="checkbox"/> 1900-1909 (1)	<input type="checkbox"/> GRANTOR	<input type="checkbox"/> GRANTEE	DOC TYPE	RECORDED DATE	DOC NUMBER	BOOK/VOLUME/PAGE

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Next, click the shield icon towards the upper right corner of the image viewer.



This will bring you to a screen where you can specify the details of your alert based on the document's filing details (such as Property Address and Return Address), and then the system will set up the alert for you once you have finished customizing. Note that Property Address and Return Address must be indexed with the document for them to be available options in the alert customization menu. This example document does not have them, but other documents do.

## Create a Property Alert

---

Receive email alerts any time your personal name, business name, or property address is used in a Real Property filing within the county.

**Choose one or more of the following as your alert criteria:**

### Parties

- HARRIS DAVE
- HARRIS JERRY
- HARRIS MATTIE
- HARRIS SYLVIA
- JOHNSON LEWIS
- JOHNSON LIZZIE
- JOHNSON LIZZIE D
- JOHNSON LOUIS
- JOHNSON WILL

### Legal Description

- I JACKSON LEAGUE A- 9 1/8ACS

DE: #1920-1114

Cancel

Create Property Alert

Clicking “Create Property Alert” is the last step in this process. You can always view all of your active alerts in the property alerts dashboard.



## Your Alert has been Configured

We'll send you an email if an alert is triggered based on the name(s) you specified as your search criteria.

[View Property Alert Dashboard](#)

Close

### **If I am notified about a filing against my property or my name, what should I do?**

If filing looks suspicious, contact your attorney or local law enforcement for guidance.


### **What if I want to turn off an alert?**

To turn off an alert, first go to your account page by clicking on your name in the top right corner of the main search page.

The county of **GRIMES** | Honorable Vanessa Burzynski  
County Clerk

Property Alert **New!** | Cart 0 | Sam Russell | Help | Sign Out

SEARCH



### Official Records Search

[Quick Search](#) | [Advanced Search](#)

Property Records | Search for grantor/grantee, subdivision, doc type, or doc# | 1/2/1854 → 7/21/2020

Search Index Only  Search Index & Full Text (OCR)

[View Recent Search History](#)

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From your account page, click on “Property Alerts” to view a dashboard of all your alerts.

The county of **GRIMES** | Honorable Vanessa Burzynski  
County Clerk

**ACCOUNT SETTINGS**

- Profile
- Password
- Order History
- Payment Info
- Property Alerts**

## Property Alert

Alert History (0)

Alert Criteria [Add](#)

SEARCH CRITERIA

I JACKSON LEAGUE A- 9 1/8ACS



**Can I see all the alerts I have created?**

You can see all of the alerts that you have created on the property alerts dashboard, which you can access via your account page. While you are signed in, click on your name in the top right corner of the main search page, and then click on the “Property Alerts” button on the left sidebar.

**POTENTIAL NEW QUESTIONS****Is there a limit to how many alerts I can set?**

There is no limit to how many alerts you can set.

**Can I disable an alert temporarily without removing it and then re-adding it later?**

No. However, you can easily delete alerts and then recreate them later if you wish to not receive notifications for a period of time.

**After a document that triggers my alert is filed, how long will it take for me to get the email?**

The property alert system scans through the system every night, with exactly 24 hours between each scan. Your email should be received within a few hours.

**Will I be able to view the document that triggered the alert?**

When your alert is triggered and the resulting email is sent, that email will contain a link to the document that triggered the alert so that you can view it immediately.

**Can I view all the property alerts for my county?**

You can only view the property alerts that you have set up. There is no way to see alerts that other people have configured.

**Can I get my alert emails sent to multiple email addresses/an address other than the one affiliated with my account?**

No. Each alert can only be tied to one email address. However, you can create additional accounts using your other emails and then create alerts from those accounts that will notify those email addresses.