



City of Philadelphia Department of Records

Stolen Homes / Mortgage Fraud

If you are the victim of property fraud, please do the following:

1. Obtain a copy of the deed or mortgage in question from the Records Department in Room 154, City Hall.

Be sure to search the records by property address to make sure there are no other fraudulent documents. Records Department staff will assist you in obtaining a copy.

If you are not able to visit City Hall, you can request a copy of the document by mail. Include your name and address, the address of the property in question and a brief description of the problem. Requests should be sent to: Records Department, Room 154 City Hall, Philadelphia, PA 19107. Attn: Supervisor.

You may also access the information on-line. There is a fee for on-line service payable by credit card. To apply for this service, go to: <http://philadox.phila.gov/picris/splash.jsp>

2. Notify the District Attorney's Office at 215-686-9900.

3. Obtain the services of a real estate lawyer AS SOON AS POSSIBLE. You will need an experienced professional to assist you in filing an Action To Quiet Title, Lis Pendens, and other required documentation.

4. Contact the Consumer Affairs Unit in Room 167 City Hall, 215-686-7598, for help in notifying any prospective buyers about your claim of ownership.

5. After filing a court order, file a Lis Pendens with the Records Department. You will need information from the Action to Quiet Title in order to have the Lis Pendens recorded.

6. The resolution of fraudulent transfer of property requires court action, an action to quiet title and a COURT ORDER issued by a Judge. If you want to represent yourself in court, please contact the Prothonotary's Office, Kevin Daly, 215 686 2906 for information.

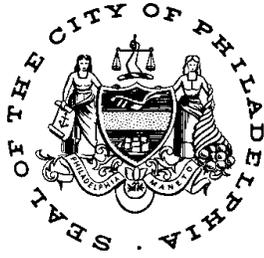
*If you are unable to pay for a real estate lawyer, the Lawyer's Referral and Information Services of the Philadelphia Bar Association will refer you to an appropriate nonprofit organization. You must telephone the service. The service does not have walk-in hours. You can contact the Lawyer's Referral and Information Services at: 215-238-6333

More information is available at: <http://www.phila.gov/records/fraudulent/>

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