Local Man Indicted for Filing Fraudulent Property Deeds

On July 2, 2018 Dale Inman was indicted on multiple accounts in connection with the filing of fraudulent property deeds. Over a period of several months, Mr. Inman filed 16 fraudulent “quit claim” deeds on properties that seemed to be “easy targets.” Most victims were those who were elderly and homes that seemed to be vacant. Properties included homes in Dayton, Englewood, Trotwood, Harrison Township, and more.

Anyone can become a victim of property fraud which is why Montgomery County Recorder Brandon McClain developed a program to notify citizens anytime a deed, mortgage, lien or any other recording is recorded on a property. This Fraud Alert Notification System (FANS) allows property owners to register free of charge and everyone is encouraged to do so.

Brandon McClain
Montgomery County Recorder

Fraud Alert Notification System Updates

In the first month of its implementation, Recorder Brandon McClain has personally introduced and presented about the Fraud Alert Notification (FAN) System at 20 different community events and over 10 different city government jurisdictions in Montgomery County. “The worst thing that we can do as a county is provide great resources without means of education and promotion. I am willing to go anywhere and talk to anyone about this service,” said Recorder McClain. As stated many times, this is a proactive as opposed to reactive system in protecting your most valuable possession, which is your home.

Recorder Brandon McClain @RecorderMcClain @RecorderMcClain

House Bill 52 and Deed Solicitation Scams

In early June, Recorder Brandon McClain sent out a press release informing citizens about House Bill 52 which serves as an opportunity to protect seniors, first-time homeowners, and other vulnerable populations against deceiving marketing practices.

Typically, scams come off as looking official in the form of a letter and sent from out-of-state companies to property owners advising them to pay overpriced fees ($79-$90) for a deed. With the passing of House Bill 52, soliciting companies must now state not only the cost of obtaining a deed from the Montgomery County Recorder’s Office and its contact information, but must also include the soliciting company’s contact information.

Receiving a copy of your deed is as simple as printing it from the mcrecorder.org website for free or by contacting the Montgomery County Recorder’s Office Copy Center at (937) 225-6381 between the hours of 8:00 a.m. and 5:00 p.m., Monday – Friday.

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The Recorder’s Route

RECODER’S OFFICE REMAINS OPEN DURING COVID-19 PANDEMIC

Montgomery County Recorder Brandon McClain continues the recordation of documents without interruption during Governor Dewine’s “Stay at Home” Order.

As of May 1st, Recorder McClain has continued to suspend all in-person office services until further notice due to the extension of the Order.

Documents for recording can continue to be dropped off on the first floor of the County Administration Building during regular business hours or mailed into the Recorder’s Office for processing at: 451 W. Third Street, 5th Floor, Dayton, Ohio 45402.

Title searches can still be conducted online through Records Online Search at www.mcrecorder.org. Staff is available during regular business hours to answer questions or offer assistance by phone at (937) 225-4275 or via email at www.mcrecorder.org.

DAYTON ROTARY WELCOMES RECORDER McClain

On April 27, 2020, during a virtual Rotary meeting consisting of nearly 80 members logging in from all over the county, President Jean Maychack introduced Brandon McClain as its newest member and the first ever member to be virtually inducted into the group. Recorder McClain shared with the group his excitement for becoming a member of such an outstanding group.

Check it OUT

On WRCX-TV, keep a watch out for Brandon McClain as he gives his take on COVID-19 and how the community can once again come together.

HOW THE RECORDER’S OFFICE IS KEEPING ITS EMPLOYEES SAFE

1.) Employees conduct a self-health assessment each morning before reporting to work.

2.) Employees practice social distancing and wear face masks when needed to be within 6’ from each other.

3.) Employees maintain good hygiene practice throughout the day by washing their hands regularly with soap and water or hand sanitizer.

4.) Employees continually clean and sanitize their workspace throughout the workday and at the end of their shift.

Recorder Brandon McClain appreciates the dedication the staff has shown towards the citizens of Montgomery County during this challenging time.