



*Senate of Pennsylvania*

# *Senator Larry Farnese*

## *1st Senatorial District*

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### *MEMO*

**Date:** *February 17, 2011*  
**To:** *All Senators*  
**From:** *Senator Lawrence M. Farnese, Jr.*  
**Subject:** *Co-sponsorship – Fraudulent Deeds (Memo #2)*

In the near future, I plan to introduce legislation to address the growing problem of “house theft” that arises from the use of fraudulent deeds. **This memo will address the third bill of a three-bill package.**

Hundreds of property owners in Philadelphia are shocked to find each year that title to their property has been stolen by an unknown party. The theft is usually accomplished by the use of false names, fraudulent notary certifications, or more complex financial deals perpetrated on unsophisticated or unsuspecting homeowners. It often takes years and thousands of dollars in attorneys’ fees to undo the harm caused by these criminals and restore title to the rightful owner.

Deed theft is a phenomenon with statewide impact affecting many aspects of property ownership, as shown by recent reports recounting theft of mineral and gas rights in Clearfield County.

This legislation would allow county recorders to flag and delay processing of clearly fraudulent deeds.

This bill has arisen from legislation recently passed by Philadelphia City Council.

If you are interested in co-sponsoring this legislation, please contact Brandie Pifer at 717-787-54662 or at [bpifer@pasenate.com](mailto:bpifer@pasenate.com). If you have any questions, please

feel free to contact Sally Keaveney at [skeaveney@pasenate.com](mailto:skeaveney@pasenate.com).