

SCAM PREVENTION GUIDE

Abundance
REALTY & STAGING COMPANY



1. Be cautious of anyone who contacts you first

Scammers often:

- Call claiming to be from the court or county
- Say there are “urgent fees” that must be paid
- Offer to “speed up” the probate process for a fee

Important: Courts, attorneys, and government agencies do not call demanding payment. Always hang up and contact your attorney or the court directly if unsure.

2. Verify before you share anything

Never give out:

- Social Security numbers
- Bank information
- A copy of the death certificate
- Estate asset details

Only share sensitive information with your attorney, CPA, or known professionals you hired.

3. Watch for fake “property records” or “title transfer” letters

Many families receive official-looking mail that says:

- “Your deed must be updated immediately.”
- “We need payment to release property records.”

These notices look real but are usually scams. If you receive something suspicious about the property, send it to me – I’m happy to verify it for you.

4. Protect estate property from predators

Vacant homes can be targets for:

- Squatters
- Break-ins
- Utility scams
- Predatory investors who pressure heirs to sell immediately

5. Beware of “fast cash” buyers

Some investors specialize in calling grieving families and offering quick cash at prices far below market value.

If someone is pushing you to make a fast decision, that’s a red flag.

I’m always happy to provide a free market check so you know the true value before signing anything.

6. Monitor the mail and online accounts

Scammers use obituaries and public probate filings.

Be alert for:

- Unexpected bills
- Fake subscriptions
- “Renewal” notices addressed to the deceased

Shred what you don’t need and forward anything questionable to your attorney or to me.

7. Work only with trusted professionals

Your safe circle should include:

- Your probate attorney
- Your tax advisor
- A reputable realtor familiar with probate (that's where I come in!)

If someone reaches out offering help and you're not sure who they are – ask me. I'm always happy to vet them.

8. When in doubt, pause before responding

Scammers rely on fear, urgency, and confusion.

If something feels “off,” it probably is.

Take a breath, don't respond immediately, and reach out to someone you trust.

We are here to support you through the entire process

...

If you ever receive:

- A suspicious letter
- A phone call asking for money
- A document that feels confusing
- A pressure-packed sales pitch

Send it to me. I'll help you review it so you can move forward with confidence and clarity.

We are here for you!

Shane & Cathie Hughes
(801) 631-7653