

SKIP TRACE USING PUBLIC RECORDS



How to locate people using all freely available Public Records

Welcome to the Skip Trace with Public Records Guide

If you are an established Asset Recovery Company, Private Investigator or Lawyer, we're sure you already have your methods of skip tracing and databases you use. This guide is for someone just starting out, who may not have all the tools you do. There is a lot of information publicly available and especially in Florida, where the state has the most liberal and open public record laws on the books. Combined with the flurry of social media, it's pretty easy to find people and/or their relatives.

Typically, you will have a name of the previous owner and the address of the property that was sold at the tax deed auction. Before you even begin researching, you can mail an envelope to the person's old address with "Return Service Requested" printed 1/2 an inch above the delivery address. If they filed a forwarding address with the Post Office, the PO will send you their new address.



While waiting on that, you can use the following resources to find a person:

CALL 411

Sometimes it can be as simple as calling 411 and asking for the number of "John Williams on Acorn Street in Orlando Florida".

This works with Landlines, not cell phones. Yes, the landline is headed to the dinosaur days, but some people DO still have one.

GOOGLE

<http://www.Google.com>

Hopefully, their name is not very common which of course helps. You can type the following into Google to see if any newer address or other information ends up in the results:

Search using exact match

Put a word or phrase inside quotes. For example, "john williams".

Combine Searches

Obviously, a search on "John Williams" would produce a lot of results so combine that with another known fact, such as the property that was auctioned. "John Williams" "155 Morten" or if the property was owned by multiple people, search on both names to see if any result comes up where they were both mentioned somewhere else:

"john Williams" "jean Williams"

ADVANCED BACKGROUND CHECKS

<http://www.AdvancedBackgroundChecks.com>

You can search by Name, Address and Phone. This gives you a lot of addresses, phone numbers, emails and relatives for the person.

SPY DIALER

<http://www.spydialer.com>

You can put in a phone number and it will give you a name and sometimes let you listen to the voicemail. Updated in June to include searches on Names, Addresses and Emails. We

tested a few email searches and it worked pretty well. Typed in an email, got the correct name.

FLORIDA VOTERS

<http://www.flvoters.com>

Excellent resource for finding people in Florida. Contains all registered voters, their address and in a lot of cases, phone number and email. People may move from their property sold at tax deed auctions, but they likely kept their same phone number and email.

You can use this link to Search By Phone Number if you have one to check:

<https://flvoters.com/phonesearch.html>

FACEBOOK

<http://www.facebook.com>

If you have a phone number, type it into the Facebook Search box. If the person used their number on their profile, it will pull up their page.

You can also search their name and then choose a City/State where the correct one could be located.

Also, use Google to search Facebook, like this:

"John Williams" "Orlando" "Facebook"

Using the quotes forces google to return results with ALL of the search terms

CRAIGSLIST

<http://www.craigslist.com>

If you have a phone number, type it into the Craigslist Search box. If the person used their number in an ad on Craigslist, it will pull up their ad which may give an email or another way to contact them as well.

Be sure to use the Craigslist for THEIR city/state. If you type in Craigslist.com, the page for YOUR location will come up (if you have been to that website before).

Just use the links at the top to navigate back to the home page of craigslist and then go to the city/state you need.

PUBLIC RECORD SEARCHES

<http://www.blackbookonline.info>

<http://www.brbpub.com/free-public-records>

OFFICIAL RECORDS WEBSITE

Always search the Official Records Website in both the county where the auctioned property was located and, in the county where the property owners mailing address is (if it is different than the auctioned property)

Perform the following search:

County State "Official Records" (putting in the actual County and State of course)

PROPERTY APPRAISERS WEBSITE

It is very possible the previous owner of the property owns other property. Always search the Property Appraisers Website in both the county where the auctioned property was located and, in the county where the property owners mailing address is (if it is different than the auctioned property)

Perform the following search:

County State "Property Appraiser" (putting in the actual County and State of course)

FINDING BUSINESS OWNERS

Sometimes a property is in the name of a business, not a person, so you need to find the person who owns the business.

Sunbiz

If that business was registered in Florida, you are in luck with this website. If not, simply google the business name, city and state and you should be able to find the owner.

<http://www.sunbiz.org>

Two other websites that are great for locating Business Owners:

Manta: <https://www.manta.com/>

BBB: <https://www.bbb.org/>

ONE PAID WEBSITE

The one paid website we recommend is BeenVerified.com – They seem to cumulate information found through many different sources of publicly available information so it can save you quite a bit of time.

<https://www.beenverified.com/>

Best Wishes to you!