

TITLE INSURANCE

Lien Release Tracking



? PROCESS OVERVIEW

Lien release is a process of tracking and verifying lien releases within the Recorder's site post-mortgage payoff.

⚙️ THE CHALLENGE

Tracking property lien releases involves a meticulous and repetitive process that requires regular monitoring.

💡 SOLUTION(S)

Implement Robotic Process Automation (RPA) to build bots that can continuously track the liens within the respective county websites until a Release is recorded.

🔄 IMPLEMENTATION

- ✓ Built a bot for each county website to search for a lien and track for releases.
- ✓ Created a Standard Input list of all the liens for the bot.
- ✓ Track all of the liens until a release is found.

📈 RESULTS/OUTCOME

- ✓ 100% automation achieved.
- ✓ Bot monitors public records 24/7, checking for released liens.
- ✓ Bot retrieves + delivers a copy of the release document to the client.
- ✓ Automated alerts and reminders for follow-up actions.
- ✓ Reduction in processing errors.

ABOUT TRUEFOCUS AUTOMATION

We provide custom software "bot" development and Automation as a Service solutions. Our team designs, builds and implements your digital workforce of bots to automate processes across all areas of your title business. Contact us to begin your transition away from manual, tedious, and error-prone processes and redeploy your skilled labor to more engaging tasks while increasing job satisfaction.

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