

## WFG Underwriting Bulletin



To: All Massachusetts WFG Policy Issuing Agents; All WFG Title Examiners and Officers  
From: WFG Underwriting Department  
Date: May 14, 2025  
Bulletin No. MA 2025-11  
Subject: **ALERT** – 27 Boundary Circle, Brockton, Massachusetts 02360

---

Effective immediately, all policy issuing agents and offices of WFG are instructed not to accept any orders or close any transactions involving the person or properties listed below without prior written approval from WFG Underwriting.

### Properties

27 Boundary Circle, Brockton, Massachusetts 02360

### Persons/Entities

Lauren Cohen  
Michael Butler

If you are contacted in connection with a transaction involving the above person(s), entities, or properties, please contact WFG underwriting immediately for instructions.

In this situation, the attorney being asked to represent the purchaser of the property was told by the parties that they intended to close within the week. He was provided with a purchase agreement, and was asked by the parties how the certified check for the escrow deposit and fees should be made payable, and where it should be sent by mail. When asked about appearing in person at the closing, answers were vague and sketchy. Red flags were raised; the attorney did some more digging. The attorney looked up the tax information and found the seller was a different person than identified on the purchase contract he was sent. A simple Google search revealed the property may be for sale, so the attorney contacted the real estate broker with whom the property had been listed, confirmed that the property was indeed for sale, but by a different person than identified on the purchase contract, was not under contract at all, and an open house was scheduled for the following day.

If you or anyone in your office has experienced a situation of seller impersonation fraud or thwarted an attempted seller impersonation fraud or any other type of fraud, please share the information with us. In addition to the “red flags” and protective measures outlined in our previous Underwriting Bulletins ([NB 2024-04](#) and [NB 2023-01](#)), sharing information and resources is another way to combat the fraud. Stop the fraudster before they can victimize anyone else with the same scheme. Thank you.

For information about seller impersonation fraud that you can share with your clients or Realtor™ partners, check out our Marketing Center. If you are not signed up for our Marketing Center, please reach out to your Agency Representative for more information.

**NOTE: This Bulletin should not be interpreted as reflecting negatively upon the character of an individual or entity mentioned herein and is for the sole purpose of establishing underwriting positions and policies reflecting WFG National Title Insurance Company’s best business judgment. The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company’s Underwriting Department.**

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**