

## WFG Informational Bulletin

To: All Massachusetts Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: January 31, 2019  
Bulletin No: MA 2019-02  
Subject: Release of Seizure on Execution - Lustig, Glaser & Wilson, P.C.

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If you have ever come across an Execution when examining a title, the name Lustig, Glaser & Wilson, PC (“LGW”) has often appeared as the creditor’s attorney of record.

LGW is now in the process of winding down its practice and closing. On its homepage, LGW announces that they are unable to accept or process payments, and tells consumers to contact the creditor directly or the creditor’s new counsel. A list of creditors’ contact information for consumers can be found on LGW’s home page (<https://lgw.com>) and I understand this list is being updated as more information becomes available.

However, this may make getting payoffs for outstanding executions difficult, and filing “satisfied in full” executions with the Court of record may be impossible. While you may also obtain a release signed by the execution creditor (but not the execution creditor’s attorney), this may also prove to be very difficult in this case.

Please remember there are other avenues to pursue in the event you are unable to obtain a Clerk’s Certificate from the Court. A method of clearing title of a seizure on execution that is not often used is obtaining a release referring to the execution, executed by the Deputy Sheriff who recorded the execution. In the case of LGW and a creditor who may not have LGW’s collection records, or if new counsel has not yet been appointed, this may be the best way to release the execution itself from title.

If you or anyone on your staff would like us to review the execution and proposed release, or any other document affecting title to a property you are reviewing, we are happy to do so. Please don’t hesitate to reach out for any reason.

Thank you.

*Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.*