

# The Palm Beach Post

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Posted: 4:34 p.m. Monday, Sept. 17, 2012

## Wellington title agent accused of using money from closings to gamble faces 30 years in prison, \$5 million in fines

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By [Kimberly Miller](#)

Palm Beach Post Staff Writer

A Wellington title agent faces up to 30 years in prison and \$5 million in fines from federal charges filed last week that allege she diverted money from closings to gamble and pay personal expenses.

Dawn Herndon, who ran Accurate Title Closings, LLC., was charged Wednesday with five counts of fraud on a financial institution.

The complaint says the 46-year-old obtained more than \$3.3 million of mortgage monies by falsifying HUD-1 settlement statements in 32 separate sale closings that occurred between December 2009 and December 2010.

Herndon could not be reached Monday, and no defense attorney was listed in federal court documents. A bond recommendation of \$100,000 was filed with the complaint.

"Contrary to the representations made on the HUD-1s, Dawn Herndon transferred most of the mortgage proceeds from the Accurate Title Closings escrow accounts to the business operating accounts and then used these monies for her personal benefit, that is, to gamble and pay personal and business expenses," according to the complaint.

The five felony charges stem from closings Herndon allegedly conducted on homes in Wellington, Lake Worth, West Palm Beach and Boynton Beach.

Florida's Office of the Chief Financial Officer issued an administrative complaint against Herndon in January alleging she wrote checks on Accurate's escrow account that bounced, failed to pay \$4,882 to the Miami-Dade Tax Collector and failed to maintain the company's surety bond.

According to Palm Beach County Clerk of Courts and property appraiser records, Herndon and her husband owned two homes in Wellington, including a 5,800-square-foot pool home that has a December 2009 foreclosure judgment against it for more than \$1 million.

A 2011 bankruptcy filing by Dawn Herndon delayed the foreclosure auction, but in August the bank asked to reschedule the sale.

In April, however, the Herndons deeded both homes to the Fidelity Land Trust Co. Fidelity, which has a Boca Raton address in state records, has been soliciting homeowners statewide to sign their deeds over to it in an attempt to have their mortgages cancelled through lawsuits Fidelity files against lenders.

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Posted by [palmbeachnative](#) at 4:48 p.m. Sep. 17, 2012

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She thought her \$&\*& didn't stink. Too bad.

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