

IN RE: CHARLES R. SAMMON

NO. BD-2013-118

S.J.C. Judgment of Disbarment entered by Justice Lenk on February 26, 2015.¹

SUMMARY²

On November 22, 2013, Charles R. Sammon, who was admitted to the bar of the Commonwealth of Massachusetts on June 19, 1992, pleaded guilty in the United States District Court for the District of Massachusetts to thirteen counts of wire fraud in violation of 18 U.S.C. § 1343, one count of mail fraud in violation of 18 U.S.C. § 1341, and one count of money laundering in violation of 18 U.S.C. § 1957. As a result of his conviction, the respondent was temporarily suspended from the practice of law on February 7, 2014. On April 9, 2014, the respondent was sentenced to thirty-three months' incarceration, with supervised release for thirty-six months upon release from imprisonment. The respondent was assessed a criminal monetary penalty of \$1,500 and was ordered to make restitution to six entities in a total amount of \$977,041.71. A money judgment upon an order of forfeiture was also entered against the respondent in the amount of \$948,735.64. The circumstances supporting the conviction were as follows.

In 2006 and 2007, the respondent engaged in fraud upon mortgage lenders in connection with the purchase of fourteen residential properties. Included in the fraud were documents that the respondent had buyers sign representing that they intended to occupy the units as their primary residences, which the respondent knew were false. Also included in the fraud were HUD-1 Settlement Statements that the respondent knew to be false in at least one of three ways—1) false representations that the buyers provided funds for the closing; 2) failure to disclose that the buyer had been promised a portion of the loan proceeds; and 3) failure to disclose that the seller had agreed to be responsible for mortgage payments and other costs for one year.

The respondent served as closing attorney representing the lender for nine of the transactions. In addition, the respondent purchased two three-unit apartment buildings through an entity he owned and controlled. He then arranged to sell five of the six units to individual buyers to whom he promised various payments that were not disclosed on the HUD-1 Settlement Statements.

On July 8, 2014, bar counsel filed with the Board of Bar Overseers a petition for discipline. By letter dated July 19, 2014, the respondent admitted the charges set forth in the petition. On December 8, 2014, the board voted to recommend to the Court that the respondent be disbarred. After bar counsel and the respondent filed a waiver and assent to an order of disbarment, the Supreme Judicial Court for Suffolk County (Lenk, J.) entered an order of disbarment on February 26, 2015.

¹ The complete Order of the Court is available by contacting the Clerk of the Supreme Judicial Court for Suffolk County.

² Compiled by the Board of Bar Overseers based on the record filed with the Supreme Judicial Court.