

# ESCROW BULLETIN

June 2010 • Issue No. 34



## Escrow Assessments

The escrow assessment invoices were mailed to all escrow companies licensed at May 30, 2010. The assessments are based on the number of locations at \$2,800 per location. The payments are due within 30 days; no later than June 30, 2010. Payments should be sent to 1515 K Street, Suite 200, Sacramento, CA 95814. Failure to pay the assessment on time could result in penalties being assessed at 10% per month the assessment is overdue and/or revocation of the escrow agent's license. If your company has not received its invoice, please check our website at [www.corp.ca.gov](http://www.corp.ca.gov) to confirm we have your correct address. Our accounting office in Sacramento should be contacted for replacement invoices. You can request a copy by calling Edna Baladat at (916) 323-7383.

## Escrow Management Class

Since 2007, the Department's Education and Outreach Section has been working with the Escrow Institute of California to present the Escrow Management class that at one time was a requirement for all new escrow company owners and managers. The class is offered to any interested escrow company owner or manager. The format of the class is similar to what was offered in the past. It provides an overview of the Department and escrow program including issues that affect the escrow industry including reporting, bonding and financial requirements. It also covers regulatory issues such as examinations, internal control and bank reconciliations as well as cost saving tips.

The next class hasn't been scheduled. Depending on the number of those interested in attending, we expect the next class will be held sometime around October in the Department's Los Angeles office building. To register, any interested owner or manager should contact Escrow Institute of California at (800) 337-2769 or by e-mail at [admin@escrowinstitute.org](mailto:admin@escrowinstitute.org)

## Escrow Licenses

As of May 31, 2010, there were 762 main and 242 branch offices for a total of 1004 escrow locations licensed by the Department of Corporations.

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## Enforcement Actions

The following Enforcement Actions were taken between September 30, 2008 and May 31, 2010:

COMPANY	FILE #	TYPE	REASON	ISSUED
Dependable Escrow Co.,	9630873	Penalty	No Annual Report	9/19/2008
Essential Escrow Services, Inc.	9632293	Penalty	No Annual Report	9/24/2008
Infinity Escrow, Inc.	9632281	Suspension	Per Judge's Decision-No Annual Report	12/11/2008
Brown, Barbara Lynn	9632486	Bar	Embezzlement At Brentwood Esc	12/18/2008
Onlinescrow, Inc.	9632486	Deny App	Barred B. Brown (Brentwood)	12/18/2008
Simply Escrow, Inc.	9632267	Revoke	Failure To File Annual Report	1/12/2009
Excellence Team Escrow, Inc.	9632227	Suspension	Failure To File Annual Report	1/8/2009
Infinity Escrow, Inc.	9632281	Revoke	Failure To File Annual Report	1/8/2009
Marquis Title & Escrow, Inc.	Alpha	D&R	Unlicensed Escrow Activity	1/9/2009
Platinum Coast Escrow, Inc.	9631982	Petition	Petition To Apt Receiver	1/22/2009
Platinum Coast Escrow, Inc.	9631982	Revoke	Commingling Of Trust Funds	1/12/2009
Premiere Transactions Escrow, Inc.	9632298	Revoke	Trust Shortage	2/19/2009
Madden, Theresa	9632298	Bar	Abandon Co, Trust Shortages	2/19/2009
Abbie Escrow, Inc.	9633355	Revoke	Failure To File Annual Report	2/4/2009
Sadek, Nazih Daniel	9631982	Suspension	Per Judges Dec-Suspended For 12 Mos	3/9/2009
Davy, Tina	9632090	Bar	To Bar from Mgt & Control	1/27/2009
Platinum Coast Escrow, Inc.	9631982	Receiver	Receiver Appointed	3/16/2009
West Escrow, Inc.	9631944	Take	Unsafe & Injurious Practice	3/19/2009
Star Escrow Co., Inc.	9630288	Conservator	Appointing K. Partin Conservator	4/1/2009
Infinite Escrow Corporation	9632501	Revoke	Disappeared/No Liability Report	5/4/2009
Dependable Escrow Co.	9630873	Suspension	Failure To Provide Books And Records	5/27/2009
Worrell, Carole A.	9630288	Bar	Star Esc-Employment, Mgt & Control	6/4/2009
Worrell, Elisa	9630288	Bar	Susp Employ 2yrs/ Bar Mgt & Control	6/4/2009
California Premier Escrow Company, Inc.	9632131	Revoke	Failure To Meet Liquid And TNW Req	6/4/2009
West Escrow, Inc.	9631944	Receiver	Receiver Appointed	6/8/2009
Dependable Escrow Co.	9630873	Conservator	Appointing K. Jaynes Conservator	6/8/2009
Escrow Diversified, Inc.	9632090	Revoke	Notice Of Effectiveness Of Rev Order	6/9/2009

COMPANY	FILE #	TYPE	REASON	ISSUED
Star Escrow Co., Inc.	9630288	Revoke	Effective when Conservatorship Term	6/10/2009
Dependable Escrow Co.	9630873	Take	Demand Order Taking Pos-Storage	6/24/2009
Star Escrow Co., Inc. (Maria Gomez)	9630288	Bar	Susp from empl 6 mo/Bar mgt & cont 5 yrs	6/25/2009
Gina Simnowski	9631155	Deny Petition	Denial Of Petition For Reinstatement	7/7/2009
Skyview Escrow, Inc.	9632206	Revoke	Failure To File Annual Report	7/9/2008
Morris Escrow, Inc.	9632373	Revoke	Many Issues Including Shortage	9/15/2009
Morris Escrow, Inc.	9632373	Deny App	Change Of Ownership Denied	9/15/2009
Efficient Escrow, Inc.	9632500	Penalty	Failure To File 2008 Report	9/29/2009
Old Town Escrow, Inc.	9632265	Penalty	Failure To File Annual Report	10/6/2009
Morris Escrow, Inc.-Cesar Estrada	9632373	Bar	Order Barring Cesar Estrada	10/13/2009
Morris Escrow, Inc.-Bethsabe Morris	9632373	Bar	Order Barring Bethsabe Morris	10/20/2009
Whittier Escrow, Inc.	9632205	Penalty	Failure To File Annual Report	10/20/2009
Catalina Escrow, Inc.	9632201	Penalty	Failure To File Annual Report	10/21/2009
Efficient Escrow, Inc.	9632500	Suspension	Failure To File Annual Report	10/21/2009
American Liberty Escrow, Inc.	9632272	Penalty	Failure To File Annual Report	10/27/2009
Morris Escrow, Inc.	9632373	Take	Take Possession Of Trust Funds	11/2/2009
Morris Escrow, Inc.	9632373	Conservator	M. Elsheikh Appointed Conservator	11/2/2009
Aspen Express Escrow Services, Inc.	9631784	Penalty	Failure To File Annual Report	11/5/2009
Aspen Express Escrow Services, Inc.	9631784	Suspension	Failure To File Annual Rep	11/5/2009
JD Escrow, Inc.	9632341	Discontinue	Unsafe And Injurious Practices	11/16/2009
MLT-Line.Net	Alpha	D&R	Unlicensed Internet Esc Activity	11/17/2009
Diamond Quality Escrow, Inc.	9631969	Penalty	Failure To File Annual Report	11/17/2009
Efficient Escrow, Inc.	9632500	Revoke	Revoke-Failure To Comply With Order	11/19/2009
Orange County Escrow, Inc.	9632115	Adoption	Adoption Of Judge's Dec To Revoke	12/7/2009
Orange County Esc-Armando Miranda	9632115	Adoption	Adoption Of Judge's Decision To Bar	12/7/2009
Asset Escrow Services, Inc.	9631934	Substitution	Order Subs M. Elsheikh As Conservator	12/22/2009
Catalina Escrow, Inc.	9631101	Suspension	Failure To File Annual Report	12/30/2009
Prime West Escrow, Inc.	9632210	Suspension	Freeze Trust Accounts	1/4/2010
Christopher Russello	9630003	Deny Petition	Denied Reinstatement	1/6/2010
Prime West Escrow, Inc.	9632210	Conservator	Appointing Peter Davidson Conservator	1/13/2010
Prime West Escrow, Inc.	9632210	Take	Demand To Take Possession	1/13/2010
Topline Escrow Service, Inc.	9632287	Suspension	30 Days For Late Annual Report	1/21/2010

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COMPANY	FILE #	TYPE	REASON	ISSUED
Alejandro Martinez	9632210	Bar	Theft of trust funds	1/26/2010
Morris Escrow, Inc.	9632373	Conservator	Substituting P.Davidson For M. Elsheikh	1/27/2010
Mary Baville	9631459	Notice	To Bar from Employ, Mangmt or Control	2/3/2010
BBC Escrow, Inc.	9631810	Revoke	Non payment of the escrow assessment	2/2/2010
Community Escrow Company, Inc.	9630067	Revoke	Non payment of the escrow assessment	2/2/2010
Escrow America, Inc.	9632109	Revoke	Non payment of the escrow assessment	2/2/2010
Escrow Depot, Inc.	9632192	Revoke	Non payment of the escrow assessment	2/2/2010
Escrows Online, Inc.	9632459	Revoke	Non payment of the escrow assessment	2/2/2010
Experience Escrow, Inc.	9632409	Revoke	Non payment of the escrow assessment	2/2/2010
Jurupa Valley Escrow, Inc.	9632455	Revoke	Non payment of the escrow assessment	2/2/2010
Michael-Thomas Escrow	9631634	Revoke	Non payment of the escrow assessment	2/2/2010
Montebello Escrow, Inc.	9632074	Revoke	Non payment of the escrow assessment	2/2/2010
Prime West Escrow-Long Beach, Inc.	9632322	Revoke	Non payment of the escrow assessment	2/2/2010
Primetime Escrow, Inc.	9632514	Revoke	Non payment of the escrow assessment	2/2/2010
R&B Escrow, Inc.	9632413	Revoke	Non payment of the escrow assessment	2/2/2010
TNT Escrow, Inc.	9631916	Revoke	Non payment of the escrow assessment	2/2/2010
Transcontinental Escrow Company	9632150	Revoke	Non payment of the escrow assessment	2/2/2010
TS Escrow Corporation	9632173	Revoke	Non payment of the escrow assessment	2/2/2010
Your Escrow Company	9631238	Revoke	Non payment of the escrow assessment	2/2/2010
Morris Escrow, Inc.	9632373	Conservator	Order appointing Peter Davidson cons	3/8/2010
Steve Lehenbauer	9635081	Petition	Notice of Petition for Reinstatement	3/9/2010
Premiere Transactions Escrow, Inc.	9632298	Revoke	Notice of Effectiveness of Revocation order	3/17/2010

COMPANY	FILE #	TYPE	REASON	ISSUED
American Liberty Escrow, Inc.	9632272	Suspension	Settlement-\$1000pen & suspension	3/23/2010
Mary Baviile	9631459	Bar	Trust fund theft/unauth disbursements	3/23/2010
Anthony J. Guiffre	9632099	NOI	To bar for false est. closing statement	3/29/2010
FINITO ESCROW LLC	ALPHA	D&R	Stefan Misiraca-unlicensed esc activity	4/5/2010
Orangewood Escrow Co., Inc.	9630960	Set aside	Set aside ord taking possess/term conserv	4/6/2010
Susan D. Davis	9631930	Petition	Notice of Petition for Reinstatement	4/23/2010
Apple Escrow	9631201	Freeze	Order to discontinue esc activity 17415	4/20/2010
Apple Escrow	9631201	Conservator	Order appointing P. Davidson conservator	4/20/2010
Steve Lehenbauer	9635081	Denial	Denial of Request of Reinstatement	4/21/2010
Kenola Toney	9632557	Bar	False stmts on app, -Channel 1 Escrow, Inc.	4/27/2010
Channel 1 Escrow, Inc.	9622557	Denial	Application for license denied.	4/27/2010
The Escrow People, Inc.	9632401	Revocation	Com adopted ALJ decision to revoke	4/27/2010
Blue Mountain Escrow, Inc.	9632327	Revocation	Failure to file annual report	4/22/2010
Northwest Escrow Services Corp.	9632314	Settlement	Penalty order deemed final order	4/29/2010
Apple Escrow	9631201	NOI	Notice to rev, and Bar Palmer and Amaya	5/3/2010
Diamond Quality Escrow, Inc.	9631969	Suspension	Failure to file annual report on time	5/14/2010
Firestone Escrow Corporation	9631927	Freeze	Freeze trust accounts	5/25/2010
Susan D. Davis	9631930	Denial	Denial of Request of Reinstatement	5/25/2010
The Escrow Source, Inc.	9631838	Set Aside	Setting aside taking possess/term conserv	5/26/2010

D&R – Desist and Refrain Order Issued  
 NOI – Notice of Intent to Issue Order

# ESCROW BULLETIN

## Escrow Law Advisory Committee

The purpose of the Escrow Law Advisory Committee is to assist the Commissioner in the implementation of his duties under the Escrow Law. The Committee is comprised of 11 members, including the Commissioner or his designee. Its members, other than those representing Escrow Institute of California and Escrow Agent's Fidelity Corporation, are appointed by the Commissioner and serve for a period of two years without compensation or reimbursement for expenses. All positions for the Committee are designated in Section 17214 of the California Financial Code.

**There are currently two openings on the committee.** If you are interested and your company qualifies as a company with a different type of business ownership or you are a CPA who has escrow company clients, please send your resumes to Kathleen Partin in the Department's Los Angeles office. The deadline for submissions is July 30, 2010.

**The next Escrow Advisory Committee meeting is scheduled for Tuesday, September 8, 2010 at 10:00 A.M.** in the Department's Los Angeles office. Any issues that you would like to have placed on the agenda should be forwarded to any of the above members. The agenda for the meeting will be posted on the Department's website 10 days prior to the meeting. You can access the website at [www.corp.ca.gov](http://www.corp.ca.gov) Visitors are welcome to attend the meeting; however, only committee members may participate.

### ESCROW ADVISORY COMMITTEE- CURRENT MEMBERS

Beulah Stidham  
**Chairperson – EIC**  
Madrona Park Escrow, Inc.  
23868 Hawthorne Blvd., Suite 101  
Torrance, CA 90505  
Phone: (310) 791-5050 Ext. 109  
Fax: (310) 791-5080  
**Term: One Year**  
**(December 2009 – December 2010)\***

Bill Nelson  
**Chairperson-EAFC**  
Express Escrow  
7812 Edinger Avenue, Suite 300  
Huntington Beach, CA 92647  
Phone: (714) 847-4747  
Fax: (714) 848-9174  
**Term: One Year**  
**(September 2009 – September 2010)\*\***

Judy Gooler  
**Immediate Past Chairperson – EIC**  
Monrovia Escrow, Inc.  
346 W. Foothill Boulevard  
Monrovia, CA 91016-2149  
Phone: (626) 359-5333  
Fax: (626) 303-2183  
**Term: One Year**  
**(December 2009 – December 2010)\***

Jennifer Woodard, President  
**Vice Chairperson – EAFC**  
Oak Escrow, Inc.  
932 N. Brand Boulevard  
Glendale, CA 91202  
Phone: (818) 243-1105  
Fax: (818) 243-7934  
**Term: One Year**  
**(September 2009- September 2010)\*\***

*(Continued on next page)*

**ESCROW ADVISORY COMMITTEE- CURRENT MEMBERS (continued)**

Jeff Behm, CPA

**Certified Public Accountant**

Behm & Company  
1600 Dove Street, Suite 340  
Newport, CA 92660  
Phone: (949) 222-9040  
Fax: (949) 222-9055

**Term: June 1, 2008 - June 1, 2010**

Genia Engelstad

**Medium Sized Escrow Company**

Elite Escrow Services  
4725 Mercury Street #100  
San Diego, CA 92111  
Phone: (858) 560-4781  
Fax: (858) 560-9287

**Term: June 2, 2008 – June 2, 2011**

Mark Emmons

**Business Specialization**

Hasz Fund Control, Inc.  
6016 Fallbrook Avenue, Ste. 204  
Woodland Hills, CA 91367  
Phone: (818) 999-0906  
Fax: (818) 999-6321

**Term: June 2, 2008 – June 2, 2011**

Matthew Davis

**Attorney**

Davis & Davis, LLP  
1875 Century Park East, Suite 850  
Los Angeles, CA 90067  
Phone: (310) 277-2323  
Fax: (310) 556-2308

**Term: June 2, 2008 - June 2, 2011**

Joe Lins, President

**Small Business**

Equity Escrow Group, Ltd.  
100 W. Valencia Mesa Drive  
Fullerton, CA 92835  
Phone: (714) 626-2069  
Fax: (714) 578-1799

**Term: June 1, 2009 – June 1, 2010**

Malia Monroe, President

**Other Business Ownership**

Four Seasons Escrow, Inc.  
47350 Washington Avenue  
La Quinta, CA 92253  
Phone: (760) 564-4044  
Fax: (760) 771-2999

**Term: June 1, 2008 – June 1, 2010**

\* Escrow Institute of California holds its elections for board member in December of each year.

\*\* Escrow Agents' Fidelity Corporation holds its elections for board members in September of each year.

## Staff Assignments

Questions regarding regulatory examinations, annual reports and manager approvals should be directed to the following staff members:

David Duong, Senior Examiner  
[dduong@corp.ca.gov](mailto:dduong@corp.ca.gov) (213) 576-7621

Sepah Sanaee, Senior Specialist  
[ssanaee@corp.ca.gov](mailto:ssanaee@corp.ca.gov) (213) 576-7647

Warren C. Adams, Supervising Examiner  
[wadams@corp.ca.gov](mailto:wadams@corp.ca.gov) (213) 576-7619

Questions regarding applications, fingerprints, reporting of new officers and directors, consent to transfer of company stock, and change of address should be directed to either Licensing Specialists Luhmen Tesoro at (213) 576-7651 or Ann Davila at (213) 576-7674.

Questions regarding bonds should be directed to Specialist Gina Madamba at (213) 576-7686.

Inquiries regarding the administration of the Escrow Law on such matters as licensing, surrender of licenses and departmental policy should be addressed to Special Administrator Kathleen Partin at (213) 576-7595, or [kpartin@corp.ca.gov](mailto:kpartin@corp.ca.gov)

## Acknowledgments

This Escrow Monthly Bulletin was published under the direction of Special Administrator Kathleen Partin. Articles for the Bulletin are requested both from the staff and the escrow industry. The material submitted should be timely, topical, and of interest to the industry and the Department staff as a whole. All submissions will be acknowledged, and credits will be given. The Department does, however, reserve the right to determine and edit the articles and materials used for publication.