PRESTON DuFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
JOHNNY VUONG (CA BAR NO. 249570)
Corporations Counsel
Department of Corporations
320 West 4th Street, Ste. 750
Los Angeles , California 90013-2344
Telephone: (213) 576-7585 Fax: (213) 576-7181

Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

In the Matter of the Accusation of THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, vs. HOME ESCROW COMPANY, INC. Respondent.	File No.: 963-0563 ACCUSATION

The Complainant is informed and believes and based upon such information and belief, alleges and charges as follows:

I.

Home Escrow Company, Inc. ("Respondent") is an escrow agent licensed by the California Corporations Commissioner ("Complainant") pursuant to the Escrow Law of the State of California ("Escrow Law") (California Financial Code Section 17000 et seq.).

II.

Pursuant to Financial Code section 17348, all licensees under the Escrow Law are required to file with the Complainant, on or before February 15th, an annual escrow liability schedule

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("Liability Report") for each licensed location covering the licensee's escrow activities for the previous 12 months. Respondent was required to file its 2009 Liability Report no later than February 15, 2010. Respondent failed to file a Liability Report with the Complainant by February 15, 2010.

On or about March 3, 2010, Complainant's examiner called Respondent's telephone number of record to follow up on the Liability Report. However, Respondent's telephone was disconnected. The examiner then sent an email to Respondent's manager, Deborah L. Armijo ("Armijo"), on March 4, 2010, and received an automatic reply email from Armijo stating that Respondent ceased operations on November 25, 2009, and listing Armijo's contact number for questions on outstanding escrow files. Respondent never sent a request to Complainant indicating that it was surrendering its license and ceasing operations, as required by Financial Code section 17600.

On or about March 15, 2010, the examiner went to Respondent's office address of record at 854 and 858 North Garey Avenue, Pomona, CA, in order to obtain the 2009 Liability Report. However, Respondent's office door and the parking lot gate were locked and nobody was inside the office. Respondent never notified Complainant that they were no longer located at the office address of record, as required by Financial Code section 17213.1.

On or about March 25, 2010, Complainant's Special Administrator of the Escrow Law called Armijo and asked Armijo whether Respondent intended to surrender its escrow license to Complainant. Armijo informed the Special Administrator that she needed to speak with Billie Jo Armijo, who was the alleged owner of Respondent. The Special Administrator called Billie Jo Armijo but was unable to reach her and subsequently left a voicemail to Billie Jo Armijo to call her back. Billie Jo Armijo has yet to contact Complainant.

Respondent has yet to submit its Liability Report to Complainant as required by Financial Code section 17348.

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III.

Financial Code section 17602.5 provides in pertinent part as follows:

> If any licensed escrow agent fails to make any reports required by law or by the commissioner within ten (10) days from the date designated for the making of the reports, or within any extension of time granted by the commissioner, . . . such failure shall constitute grounds for the suspension or revocation of the license held by such escrow agent.

Financial Code section 17608 provides in pertinent part:

> The commissioner may, after notice and a reasonable opportunity to be heard, suspend or revoke any license if he finds that:
>
> (b) The licensee has violated any provision of this division or any rule made by the commissioner under and within the authority of this division.

IV.

Complainant finds that, by reason of the foregoing, Respondent has violated Financial Code sections 17213.1, 17348, and 17600 and it is in the best interests of the public to revoke the escrow agent's license of Respondent, Home Escrow Company, Inc.

WHEREFORE, IT IS PRAYED that pursuant to Financial Code section 17608, the escrow agent license of Respondent, Home Escrow Company, Inc., be revoked.

Dated: July 20, 2010
Los Angeles, CA

PRESTON DuFAUCHARD
California Corporations Commissioner

By_____
Johnny Vuong
Corporations Counsel