

1 CLOTHILDE V. HEWLETT  
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Deputy Commissioner  
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11 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION  
12 OF THE STATE OF CALIFORNIA

14 In the Matter of: ) FILE NO.: 963-2006  
15 THE COMMISSIONER OF FINANCIAL )  
PROTECTION AND INNOVATION, ) **ORDER SUBSTITUTING BLAKE**  
16 ) **ALSBROOK AS CONSERVATOR**  
Complainant, ) **PURSUANT TO FINANCIAL CODE**  
17 ) **SECTION 17630**  
18 v. )  
19 DRIVEN ESCROW SERVICES, INC., )  
20 )  
Respondent. )

23 I, CLOTHILDE V. HEWLETT, Commissioner of Financial Protection and Innovation,  
24 pursuant to Financial Code section 17630, do hereby substitute Blake Alsbrook of the law firm of  
25 Ervin, Cohen & Jessup LLP in place and instead of Myritz Maghirang, Financial Institutions  
26 Examiner, of the Department of Financial Protection and Innovation, as Conservator of the trust  
27 funds and any indemnity funds that may be paid by Escrow Agents' Fidelity Corporation and all  
28 bank and escrow records pertinent thereto of Driven Escrow Services, Inc. (Driven Escrow),

1 including, but not limited to, all Driven Escrow trust funds on deposit with CommerceWest Bank, or  
2 any other financial institution (trust property), and all funds of Driven Escrow on deposit with  
3 CommerceWest Bank or any other financial institution (assets), in order that he may take possession  
4 of the trust property and assets for the protection of the escrow agent, the customers of the escrow  
5 agent, and the public.

6         The Conservator, pursuant to Financial Code section 17631, shall have all the rights, powers,  
7 and privileges of Driven Escrow, its officers, and directors, and shall have the same powers and  
8 rights as the Commissioner of Financial Protection and Innovation while he is in possession of the  
9 trust property and assets of Driven Escrow. These rights, powers and privileges shall include all acts  
10 as are necessary or expedient to collect, conserve, and protect the trust property and assets of Driven  
11 Escrow, including (a) the collection, recovery, and compromise of claims, deeds, property and rights  
12 in favor of or belonging to Driven Escrow regarding the trust property and assets; (b) the execution  
13 of all deeds, conveyances, agreements, compliances, and instruments of every kind and nature in  
14 connection with the trust property and assets of Driven Escrow; (c) the employment of accountants  
15 and attorneys to the extent reasonably necessary; and (d) with the prior consent of the Commissioner  
16 of Financial Protection and Innovation, the institution, maintenance and defense of suits related to  
17 the affairs of the trust property and assets of Driven Escrow and/or the filing of petitions or  
18 applications in court or elsewhere with respect to the trust property and assets of Driven Escrow, for  
19 all purposes.

20         All expenses of the Conservatorship shall be paid out of the assets of Driven Escrow and  
21 shall be a lien thereon which shall be prior to any other lien.

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This Order is effective on the date hereof and may be amended or terminated upon further orders of the Commissioner of Financial Protection and Innovation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Dated: October 1, 2024



CLOTHILDE V. HEWLETT  
Commissioner of Financial Protection and Innovation

By \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner  
Enforcement Division