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BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION  
OF THE STATE OF CALIFORNIA

In the Matter of:

THE COMMISSIONER OF FINANCIAL  
PROTECTION AND INNOVATION,

v. Complainant,

ESCROW AVENUE, INC.,

Respondent.

ESCROW LICENSE NO.: 963-2347

ORDER REVOKING  
ESCROW AGENT'S LICENSE

TO: ESCROW AVENUE, INC.  
P.O. Box 3316  
Lake Arrowhead, California 92352  
ATTN: Alisa Juni or Justin Brilman

1. On March 10, 2025, the Commissioner of Financial Protection and Innovation issued an accusation and notice of intent to revoke the escrow agent license of Escrow Avenue, Inc. (Escrow Avenue).

2. On March 11, 2025, Escrow Avenue was served with the Accusation, the Notice of

Intention to Issue Order Revoking Escrow Agent’s License, the Statement to Respondent, the Notice of Defense, and a copy of Government Code sections 11507.5, 11507.6, and 11507.7 (collectively the Revocation Action).

3. The Notice of Intention to Issue Order Revoking Escrow Agent’s License expressly informed Escrow Avenue that failure to submit a Notice of Defense requesting a hearing within 15 days of service of the Revocation Action could result in the entry of a revocation order at any time without a hearing. To date, Escrow Avenue has not requested a hearing, and the deadline to do so has passed.

4. The Accusation previously served upon Escrow Avenue is incorporated herein by reference and sets forth the basis for this order.

NOW, GOOD CAUSE APPEARING THEREFORE, IT IS HEREBY ORDERED that the escrow agent license of Escrow Avenue is revoked effective immediately.

This Order is necessary, in the public interest, for the protection of consumers, and consistent with the purpose, policies, and provisions of the California Escrow Law.

Dated: May 30, 2025  
Los Angeles, California

KHALIL MOHSENI  
Commissioner of Financial Protection and Innovation



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