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Attorneys for Complainant

9 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION  
10 OF THE STATE OF CALIFORNIA  
11

12 In the Matter of:

13 THE COMMISSIONER OF FINANCIAL  
14 PROTECTION AND INNOVATION,

15 Complainant,

16 v.

17 ESCROW TECHNOLOGIES, INC.  
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19 Respondent.  
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ESCROW LICENSE NO.: 9631157

DEMAND FOR AND ORDER TAKING  
POSSESSION OF THE TRUST FUNDS AND  
ESCROW RECORDS OF ESCROW  
TECHNOLOGIES, INC. PURSUANT TO  
FINANCIAL CODE SECTION 17621

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23 TO: ESCROW TECHNOLOGIES, INC.  
9440 Reseda Boulevard #203  
Northridge, CA 91324

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25 CITY NATIONAL BANK  
26 525 S. Flower St.  
Los Angeles, CA 90071  
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WHEREAS, Khalil Mohseni, the Commissioner of Financial Protection and Innovation (Commissioner), has found that Escrow Technologies, Inc. (Respondent or Escrow Technologies), an escrow agent subject to the California Escrow Law (Fin. Code, § 17000 et seq.) (Escrow Law), is unable to remedy the financial conditions identified in the Notice and Summary of Findings Pursuant to Section 17621 of the Financial Code issued by the Commissioner on December 8, 2025; and

WHEREAS, the Commissioner has further determined that Respondent is conducting its escrow business in an unsafe, injurious, and unauthorized manner, such that continued operations would be hazardous to the public or to its customers, in that Respondent has incurred a trust fund shortage in the amount of \$3,804,686.00, which is unable to cure because it lacks sufficient funds to cover the deficiency, in violation of Financial Code section 17414, subdivision (a)(1).

NOW, GOOD CAUSE APPEARING, pursuant to Financial Code section 17621, the Commissioner, effective as of the date of this Order, hereby demands and takes possession of the trust accounts of Escrow Technologies, Inc., together with all bank records, escrow records, and any other documents or information pertinent thereto. The Commissioner shall retain possession of such account and records until a conservator is appointed; or until Respondent’s affairs are liquidated as provided in Division 6, Chapter 6 of the Financial Code; or until Respondent is permitted to resume business with the consent of the Commissioner and subject to any conditions the Commissioner may prescribe.

Dated: December 8, 2025  
Los Angeles, California

KHALIL MOHSENI  
Commissioner of Financial Protection and Innovation



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