$\ $	MARY ANN SMITH		
	Deputy Commissioner SEAN M. ROONEY		
A	Assistant Chief Counsel MARLOU de LUNA (State Bar No. 162259)		
	Senior Counsel		
	Department of Financial Protection and Innovation 320 West 4 th Street, Suite 750 Los Angeles, California 90013		
Ī	Los Angeles, Califórnia 90013 Telephone: (213) 503-3360		
	Attorneys for Complainant		
	BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION		
	OF THE STATE OF CALIFORNIA		
	In the Matter of:) FILE NO.: 963-5088)	
_T	THE COMMISSIONER OF FINANCIAL)	
P	PROTECTION AND INNOVATION,)) ORDER REVOKING ESCROW AGENT [?]	
) LICENSE	
	Complainant,)	
	V.)	
R	REDWOOD ESCROW SERVICES INC.,)	
)	
	Respondent.)	
_)	
	TO: ANNA ARVETIS SEOANE Redwood Escrow Services Inc 554 Cornell Street San Lorenzo, California 9458		
	JANET CARRERA Redwood Escrow Services Ind 18972 Clement Drive Castro Valley, California 9455		
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1. On December 6, 2024, the Commissioner of Financial Protection and Innovation (Commissioner) issued an Accusation and Notice of Intention to revoke the escrow agent license of Redwood Escrow Services, Inc. (Redwood Escrow).

2. On December 9, 2024, Redwood Escrow 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 copies Government Code sections 11507.5, 11507.6, and 11507.7 (collectively the Revocation Action).

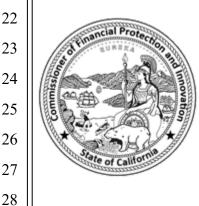
3. The Notice of Intention to Issue Order Revoking Escrow Agent's License specifically informed Redwood Escrow that, unless a Notice of Defense requesting a hearing was mailed or delivered to the Commissioner within 30 days of the service of the Revocation Action, the revocation order could be entered at any time thereafter without a hearing. To date, Redwood Escrow has not requested a hearing, and the deadline to do so has passed.

4. The Accusation previously served upon Redwood Escrow 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 Redwood Escrow Services, Inc. be revoked effective this date.

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

Dated: January 28, 2025 Los Angeles, California



KHALIL MOHSENI Acting Commissioner of Financial Protection and Innovation

By:

MARY ANN SMITH Deputy Commissioner Enforcement Division



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