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Attorneys for Complainant

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

In the Matter of:)	FILE NO.: 963-5088
)	
)	
THE COMMISSIONER OF FINANCIAL)	
PROTECTION AND INNOVATION,)	
)	ORDER REVOKING ESCROW AGENT'S
)	LICENSE
Complainant,)	
)	
v.)	
)	
REDWOOD ESCROW SERVICES INC.,)	
)	
)	
Respondent.)	
)	

TO: ANNA ARVETIS SEOANE
Redwood Escrow Services Inc.
554 Cornell Street
San Lorenzo, California 94580

JANET CARRERA
Redwood Escrow Services Inc.
18972 Clement Drive
Castro Valley, California 94552

1 1. On December 6, 2024, the Commissioner of Financial Protection and Innovation
2 (Commissioner) issued an Accusation and Notice of Intention to revoke the escrow agent license of
3 Redwood Escrow Services, Inc. (Redwood Escrow).

4 2. On December 9, 2024, Redwood Escrow was served with the Accusation, the Notice
5 of Intention to Issue Order Revoking Escrow Agent's License, the Statement to Respondent, the
6 Notice of Defense, and copies Government Code sections 11507.5, 11507.6, and 11507.7
7 (collectively the Revocation Action).

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

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

15 NOW, GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that the escrow
16 agent license of Redwood Escrow Services, Inc. be revoked effective this date.

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

19
20 Dated: January 28, 2025
21 Los Angeles, California

KHALIL MOHSENI
Acting Commissioner of Financial Protection
and Innovation



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23
24 By: _____
25 MARY ANN SMITH
26 Deputy Commissioner
27 Enforcement Division
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