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

In the Matter of:

ESCROW LICENSE NO.: 963-2537

THE COMMISSIONER OF FINANCIAL  
PROTECTION AND INNOVATION,

ORDER REVOKING ESCROW AGENT'S  
LICENSE

Complainant,

v.

EMPIRE ESTATES ESCROW, INC.,

Respondent.

TO: EMPIRE ESTATES ESCROW, INC.

1. On November 25, 2024, the Commissioner of Financial Protection and Innovation (Commissioner) issued an Accusation and the Commissioner's Notice of Intention to Issue an Order Revoking the escrow agent's license (Notice of Intention) of Empire Estates Escrow, Inc. (Respondent).

2. On December 5 and 12, 2024, the Respondent was served with the Accusation, Notice of Intention, Statement to Respondent, Notice of Defense, and Government Code sections 11507.5, 11507.6, and 11507.7 (collectively, Revocation Action).

3. The Notice of Intention specifically informed the Respondent that unless a request for a hearing, as evidenced by the mailing or delivery of the Notice of Defense, was received by the Commissioner within 15 days after the Revocation Action was served, the revocation order may be entered at any time thereafter without a hearing. To date, no request for a hearing has been made by the Respondent.

4. The Accusation that was previously served upon Respondent is incorporated by reference and states the reasons for this order.

NOW, GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that the escrow agent's license of Empire Estates Escrow, 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 Escrow Law.

DATED: January 8, 2025  
Sacramento, California

KHALIL MOHSENI  
Acting Commissioner of Financial Protection and  
Innovation



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