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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,

Complainant,

v.

BEVERLY JANE STICKLER,

Respondent.

ORDER BARRING BEVERLY JANE
STICKLER FROM ANY POSITION OF
EMPLOYMENT, MANAGEMENT, OR
CONTROL OF ANY ESCROW AGENT

The Commissioner of Financial Protection and Innovation (Commissioner) finds that:

1. Beverly Jane Stickler (Respondent), a former escrow manager at Opus Escrow, Inc. (Opus), ran the day-to-day escrow operations and had control over Opus' trust funds.
2. On January 9, 2025, the Department of Financial Protection and Innovation (DFPI) commenced a special examination of Opus' financials, books and records.
3. The examination revealed that Respondent had:
 - a. Directed or participated in activities which constitute theft or fraud in connection with escrow transactions and making unauthorized disbursements totaling approximately \$545,464.20, in violation of Financial Code section

- 1 17414, subdivision (a)(1) and 10 CCR sections 1738, 1738.1 and 1738.2;
- 2 b. Created a fake escrow file and transferred funds from legitimate escrow files
- 3 to the fake escrow file to pay herself and other unauthorized payees, in
- 4 violation of Financial Code section 17414, subdivision (a)(2);
- 5 c. Knowingly or recklessly made material misstatements in escrow books,
- 6 accounts, files, reports, exhibits, statements, or any other document pertaining
- 7 to an escrow or escrow affairs, in violation of Financial Code section 17414,
- 8 subdivision (a)(2);
- 9 d. Improperly transferred funds between escrow accounts without issuing checks
- 10 and receipts, in violation of 10 CCR section 1740.4; and
- 11 e. Failed to disclose all charges on closing statements, in violation of 10 CCR
- 12 section 1741.3.

Theft, Fraud, Unauthorized Disbursements, Fake Escrow File

- 14 4. Respondent, during her employment at Opus, misappropriated approximately
- 15 \$545,464.20, resulting in a trust fund shortage.
- 16 5. Beginning in September 2022, Respondent unlawfully issued numerous checks
- 17 from escrow files to herself and other unauthorized payees, totaling \$96,121.87.
- 18 6. In January of 2023, Respondent created a fake escrow file (escrow number BJS-
- 19 6118) (Fake Escrow File).
- 20 7. Between January 21 and December 27, 2023, Respondent unlawfully transferred
- 21 funds from approximately five legitimate escrow files into her Fake Escrow File, diverting
- 22 money intended for the principals' legitimate expenses. Respondent then issued hundreds of
- 23 checks to: (1) herself totaling \$270,688.73; (2) her personal credit card companies and medical
- 24 provider totaling \$69,244.82; and (3) other unauthorized payees totaling \$109,408.78.
- 25 8. As of December 13, 2024, Respondent had disbursed all the funds from the Fake
- 26 Escrow File to herself and unauthorized payees and had also overdrawn the Fake Escrow File by
- 27 \$345,412.83.

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1 9. Below are a few examples of Respondent’s fraudulent activities and unauthorized
2 disbursements:

3 **Escrow Number BJS-510**

4 10. Respondent was the escrow officer processing Escrow Number BJS-510.

5 11. Escrow Number BJS-510 closed on December 27, 2022. It had a balance of
6 \$69,181.00 after closing, which was intended to pay the seller’s taxes. The seller’s taxes were
7 not paid.

8 12. In January of 2023, Respondent issued five checks from Escrow Number BJS-510
9 to herself totaling \$1,000.00 and unlawfully transferred the remaining \$68,181.00 to the Fake
10 Escrow File.

11 13. Thereafter, Respondent issued numerous checks from the Fake Escrow File to
12 herself and other unauthorized payees.

13 **Escrow Number BJS-6152**

14 14. Respondent was the escrow officer processing Escrow Number BJS-6152.

15 15. Escrow Number BJS-6152 closed on April 4, 2023. It had a balance of
16 \$24,225.75 at closing, which was held to pay the seller’s taxes. The seller’s taxes were not paid.

17 16. Instead, on December 26, 2023, Respondent unlawfully transferred \$24,225.75 to
18 the Fake Escrow File, from which all funds were disbursed to herself and unauthorized payees.

19 **Escrow Number BJS-500**

20 17. Respondent was the escrow officer processing Escrow Number BJS-500.

21 18. This escrow closed on November 3, 2022. After this escrow closed, Respondent
22 issued a check from Escrow Number BJS-500 to the buyer in the amount \$7,121.02 as a refund,
23 but the buyers never cashed the check.

24 19. On April 24, 2023, Respondent cancelled this check and unlawfully transferred
25 \$7,121.02 to the Fake Escrow File, from which the funds were disbursed to herself and
26 unauthorized payees.

27 **Escrow Number BJS-782**

28 20. Respondent was the escrow officer processing Escrow Number BJS-782.

1 21. On November 29, 2023, a credit was deposited into this escrow in the amount of
2 \$4,143.75, which should have been refunded to the seller.

3 22. Instead, on December 27, 2023, Respondent unlawfully transferred \$4,143.75 to
4 the Fake Escrow File, from which all funds were disbursed to herself and unauthorized payees.

5 **Escrow Number BJS-852**

6 23. Respondent was the escrow officer processing Escrow Number BJS-852, which
7 closed on October 27, 2023.

8 24. Respondent inflated the final closing statement without authorization and
9 misstated the title fee from \$3,032.50 to \$3,290.50, an increase of \$258.00.

10 25. After this escrow closed, on December 27, 2023, Respondent diverted the
11 \$258.00 to the Fake Escrow File and issued checks to herself and other unauthorized payees.

12 **Escrow Number BJS-488**

13 26. Respondent was the escrow officer processing Escrow Number BJS-488.

14 27. On September 21, 2022, Respondent issued a check from this escrow file for
15 \$54,039.00 to pay the sellers' taxes. The next day, Respondent cancelled this check.

16 28. From September 22, 2022 through November 11, 2022, Respondent issued four
17 checks totaling \$54,039.00 from this escrow file to Central Coast Escrow without authorization.

18 29. Respondent previously worked at Central Coast Escrow.

19 **Escrow Number BJS-527**

20 30. Respondent was the escrow officer processing Escrow Number BJS-527, which
21 was closed on January 17, 2023.

22 31. Respondent inflated the final closing statement without authorization and
23 misstated the title fee from \$1,558.00 to \$1,800.00, an increase of \$242.00.

24 32. After this escrow closed, on January 18, 2023, Respondent issued a check to
25 herself in the amount of \$242.00.

26 **Escrow Number BJS-6631**

27 33. Respondent was the escrow officer processing Escrow Number BJS-6631.

28 34. On November 26, 2024 and December 23, 2024, Respondent issued duplicate

1 payments in the amount of \$1,655.95 to an insurance company, when the amount should have
2 only been paid once.

3 35. The second payment to the insurance company was unauthorized and caused a
4 shortage to this escrow.

5 **Escrow Number BJS-6518**

6 36. On August 19, 2024, Escrow Number BJS-6518 closed short because Respondent
7 failed to withhold enough funds to pay the buyers what they were owed based on an interest
8 refund.

9 37. The final closing statement inaccurately omitted a \$210.81 per-diem interest
10 payment made by the lender, and the escrow file lacked the funds to pay the buyers that amount
11 due to all disbursements being completed at closing.

12 **Escrow Number BJS-643**

13 38. Respondent was the escrow officer processing Escrow Number BJS-643.

14 39. On April 28, 2023, following the close of this escrow, Respondent issued an
15 overpayment of \$50,000.00 to a real estate company.

16 40. Although the real estate company returned \$40,000.00, a \$10,000.00 shortage
17 remained in the trust account.

18 41. Respondent created a false receipt for \$10,000.00 on January 22, 2024, without
19 actually depositing the funds.

20 42. The Commissioner finds that Respondent violated Financial Code section 17414,
21 subdivisions (a)(1) and (a)(2), and 10 CCR sections 1738, 1738.1, 1738.2, 1740.4 and 1741.3 by
22 directing or participating in activities which constitute theft or fraud in connection with escrow
23 transactions; making unauthorized disbursements; creating a fake escrow file and transferring
24 funds from other legitimate escrow files to the fake escrow file to pay herself and unauthorized
25 payees; knowingly or recklessly making material misstatements in escrow books, accounts, files,
26 reports, exhibits, statements, or any other document pertaining to an escrow or escrow affairs;
27 improperly transferring funds between escrow accounts without issuing checks and receipts; and
28 failing to disclose all charges on closing statements.

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43. On November 6, 2025, the Commissioner issued his notice of intention to issue an order barring Respondent from any position of employment, management or control of any escrow agent, Accusation, and accompanying documents based upon the above (Bar Action).

44. Respondent was served with the Bar Action on November 12, 2025. The DFPI has received no request for a hearing from Respondent and the time to request a hearing has expired.

NOW GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that Beverly Jane Stickler is barred from any position of employment, management or control of any escrow agent. This Order is effective as of the date hereof.

Dated: December 15, 2025
Sacramento, California

KHALIL MOHSENI
Commissioner of Financial Protection and Innovation

By _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division

