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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: REO LAND SERVICES, INC.
DEBORAH BURTON-LANGLEY
DEBORAH L. HEIDEMANN
5400 Trabuco Road, Suite 110
Irvine, California 92620

DESIST AND REFRAIN ORDER
(For violations of California Financial Code sections 17200 & 17403)

The California Corporations Commissioner finds that:

1. REO Land Services, Inc. (“REO”) is, and was at all relevant times herein, a California corporation, with its principal place of business located at 5400 Trabuco Road, Suite 110, Irvine, California 92620.
2. Deborah Burton Langley (“Langley”) was at all times relevant herein, the president of REO.
3. Deborah L. Heidemann (“Heidemann”) was at all times relevant herein, an escrow officer for REO.
4. REO, Langley, and Heidemann have engaged in business of an escrow agent from in or about February 2010 through at least July 26, 2010 by representing to the public that they handled escrows and by accepting funds, issuing a receipt and preparing an estimated settlement statement in at least one escrow transaction. In handling the one transaction, REO, Langley and Heidemann represented that they were affiliated with Aspen Express Escrow Services, Inc. Aspen Express Escrow Services, Inc. is an escrow agent licensed by the Commissioner and has its principal place of business in San Diego, California.
5. Neither REO, Langley, nor Heidemann is affiliated with Aspen Express Escrow Services, Inc.
6. REO, Langley, and Heidemann have not been issued a license from the Commissioner authorizing them to conduct business as an escrow agent, as required by Financial Code section

1 17200.

2 7. Neither REO, Langley, Heidemann, nor the escrow transaction they handled was exempt
3 from the licensing requirements of Financial Code section 17200.

4 8. REO, Langley, and Heidemann in handling the escrow described above, made use of and
5 circulated letterheads, escrow instructions, receipts and other documents containing words indicating
6 that it was in the escrow business. Pursuant to Financial Code section 17403, no person subject to
7 the Escrow Law is allowed to use or circulate documents containing words indicating that it is in the
8 escrow business unless duly licensed under the Escrow Law.

9 By reason of the foregoing, REO, Langley and Heidemann have engaged in unlicensed
10 escrow business in violation of Financial Code Section 17200 and used words indicating that they
11 are in the escrow business in violation of Financial Code Section 17403.

12 Pursuant to Financial Code sections 17403 and 17416, REO, Langley and Heidemann are
13 hereby ordered to desist and refrain from engaging in the business of receiving escrows for deposit
14 or delivery without first obtaining a license from the Commissioner, or otherwise being exempt, and
15 from issuing, circulating, or publishing any advertisement by any means of communication, or
16 making use of or circulating any letterheads, billheads, blank notes, blank receipts, blank escrow
17 instructions, certificates, circulars, or any written, printed, partially written or printed paper
18 containing any name or other words indicating that any of them are in the escrow business.

19 This Order is necessary, in the public interest, for the protection of consumers and is
20 consistent with the purposes, policies and provisions of the California Escrow Law. This order
21 shall remain in full force and effect until further order of the Commissioner.

22 Financial Code section 17403 provides:

23 (a) No person subject to this division shall issue, circulate, or publish
24 any advertisement by any means of communication, or make use of or
25 circulate any letterheads, billheads, blank notes, blank receipts, blank
26 escrow instructions, certificates, circulars, or any written, printed, partially
27 written or printed paper containing any fictitious or corporate name or other
28 words indicating that the person is in the escrow business unless the person
is a licensed escrow agent.

(b) If, in the opinion of the commissioner any person, except has violated this
section, the commissioner may order that person to desist and refrain from that

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violation. If, within 30 days after such an order is served, a request for a hearing is filed in writing and the hearing is not held within 60 days thereafter, the order is rescinded.

Financial Code section 17416 provides:

Whenever in the opinion of the commissioner any person, except as named in Section 17006, is engaged, either actually or through subterfuge, in the business of receiving escrows for deposit or delivery as defined in this division, without a license from the commissioner, the commissioner may order that person to desist and refrain from engaging in that business. If, within 30 days after such an order is served, a request for a hearing is filed in writing and the hearing is not held within 60 days thereafter, the order is rescinded.

Dated: November 15, 2010
Los Angeles, CA

PRESTON DuFAUCHARD
California Corporations Commissioner

By _____
Alan S. Weinger
Deputy Commissioner