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6
7 BEFORE THE DEPARTMENT OF CORPORATIONS
8 OF THE STATE OF CALIFORNIA

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10 In the Matter of the Accusation of THE) File No.: 963-2352
CALIFORNIA CORPORATIONS)
11 COMMISSIONER,) ORDER REVOKING ESCROW AGENT’S
12)
Complainant,)
13)
14 vs.)
15 A.C.T. ESCROW, INC., FERNANDO)
MORENO III, and VILMA M. ESCOBAR,)
16)
17 Respondents.)

18 The California Corporations Commissioner (“Commissioner”) finds that:

- 19 1. Respondent A.C.T. Escrow, Inc. ("ACT Escrow") is an escrow agent licensed by the
20 California Corporations Commissioner ("Commissioner" or "Complainant") pursuant to the Escrow
21 Law of the State of California (California Financial Code Section 17000 et seq.). ACT Escrow had
22 its principal place of business located at 42231 6th Street W., Suite 205, Lancaster, California 93534.
23 ACT Escrow also had a branch location situated at 2155 East Garvey Avenue North, Suite B-10,
24 West Covina, California 91791.
- 25 2. Respondent Fernando Moreno III ("Moreno") is, and was at all times relevant herein,
26 the president, a stockholder, and a director of ACT Escrow. Moreno was also the escrow manager at
27 ACT Escrow’s main office in Lancaster, California.
- 28 3. Respondent Vilma M. Escobar (“Escobar”) is, and was at all times relevant herein, an

1 escrow officer for ACT Escrow. Escobar initially worked for ACT Escrow at its Lancaster office,
2 but more recently worked at ACT Escrow’s West Covina location.

3 4. On or about November 16, 2011, the Commissioner received information from
4 Moreno that Escobar had admitted embezzling \$92,000.00 in trust funds in violation of Financial
5 Code section 17414(a)(1). Based upon such information, on or about November 17, 2011, the
6 Commissioner, by and through staff, commenced a special examination of the books and records of
7 ACT Escrow.

8 5. The special examination revealed that as of November 16, 2011, ACT Escrow had a
9 trust account shortage of at least \$400,129.98 at its main office and a trust account shortage of at
10 least \$97,676.21 at its branch office.

11 6. The special examination further revealed that the books and records had not been
12 maintained at the West Covina branch since in or about February 2011 in violation of Financial
13 Code section 17404 and California Code of Regulations, title 10, section 1732.2.

14 7. On or about November 16, 2011, the Commissioner made demand upon ACT Escrow
15 to immediately open a new trust account at both offices in which all further escrow funds received
16 by ACT Escrow would be deposited so that new escrow trust funds could remain separate from the
17 trust funds affected by the shortage. On or about November 18, 2011, ACT Escrow opened a new
18 trust account for the West Covina branch. On or about November 22, 2011, after further demand,
19 ACT Escrow finally opened a new trust account for Lancaster main office. However, the special
20 examination revealed that ACT Escrow never made use of the new trust accounts and continued to
21 deposit new escrow funds into the old trust accounts.

22 8. On or about November 21, 2011, the Commissioner made written demand upon ACT
23 Escrow to cure the trust account shortage at the main office no later than November 22, 2011. ACT
24 Escrow failed to cure the trust account shortage at the main office except that ACT Escrow deposited
25 \$25,000.00 into the main office trust account from funds it obtained from Escobar along with a
26 further \$5,000.00 it obtained from Jose Alonso (“Alonso”), the person through which Escobar was
27 diverting the embezzled escrow funds.

28 9. ACT Escrow’s failure to cure the trust account shortage caused the Commissioner, on

1 December 6, 2011, to issue an Order To Discontinue Escrow Activities Pursuant to Financial Code
2 section 17415 against ACT Escrow along with a Demand For and Order Taking Possession of the
3 Trust Account(s) and Escrow Records of ACT Escrow Pursuant to Financial Code Section 17621
4 and an Order Appointing Peter A. Davidson as Conservator pursuant to Financial Code section
5 17630. These orders were necessary to offer any possible protection to the escrow customers of
6 ACT Escrow.

7 10. The special examination of ACT Escrow has yet to be completed due to the lack of
8 books and records at the West Covina office and the extent of the lapping scheme (transfers of funds
9 between escrows) employed by Escobar to cover her unauthorized disbursements. However, the
10 special examination has initially disclosed that commencing on dates unknown, but at least since
11 March 2010 and continuing through at least June 2011, Escobar made unauthorized disbursements of
12 escrow trust funds to herself, her friend Jose Alonso (“Alonso”), and/or otherwise totaling at least
13 \$76,366.37 in violation of Financial Code section 17414, subdivision (a)(1) and California Code of
14 Regulations, title 10, sections 1738 and 1738.2. These unauthorized disbursements are part of the
15 trust account shortage described in Section II above. Escobar also falsified escrow records in an
16 attempt to cover up the unauthorized disbursements in violation of Financial Code section
17 17414(a)(2).

18 11. The unauthorized disbursements, lapping, and falsification of records disclosed
19 initially by the special examination are described as follows:

20 **LANCASTER ESCROW NUMBER 10-4140-VE**

21 A. On or about March 11, 2010, Escobar made an unauthorized disbursement of trust
22 funds from Lancaster escrow number 10-4140-VE to Alonso in the amount of \$1,000.00 in violation
23 of Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738
24 and 1738.2. This unauthorized disbursement caused a debit balance (shortage) of \$1,000.00 to exist
25 in Lancaster escrow number 104140-VE in violation of California Code of Regulations, title 10,
26 section 1738.1.

27 **LANCASTER ESCROW NUMBER 10-4201-VE**

28 B. On or about August 12, 2010, Escobar made an unauthorized disbursement of trust

1 funds from Lancaster escrow number 10-4201-VE in the amount of \$1,000.00 in violation of
2 Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and
3 1738.2. This unauthorized disbursement from Lancaster escrow number 10-4201-VE was used to
4 pay what appears to be a disbursement authorized in Lancaster escrow number 10-4517-VE.
5 However, a review of the ledger for Lancaster escrow number 10-4517-VE disclosed that
6 insufficient funds existed in Lancaster escrow number 10-4517-VE to cover this disbursement.
7 Accordingly, a shortage of \$1,000.00 will exist in Lancaster escrow number 10-4517 once the
8 disbursement is posted to the correct escrow ledger.

9 **LANCASTER ESCROW NUMBER 10-4331-VE**

10 C. On or about June 17, 2010, Escobar made an unauthorized disbursement of trust
11 funds from Lancaster escrow number 11-4140-VE in the amount of \$578.31 in violation of Financial
12 Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2.
13 This unauthorized disbursement from Lancaster escrow number 10-4140-VE was used to pay what
14 appears to be a disbursement authorized in Lancaster escrow number 10-4331-VE. A review of the
15 ledger for Lancaster escrow number 10-4331-VE disclosed insufficient funds to cover this
16 disbursement. Accordingly, a shortage of \$578.31 in violation of California Code of Regulations,
17 title 10, section 1738.1 will exist in Lancaster escrow number 10-4331 once the disbursement is
18 posted to the correct escrow ledger

19 **LANCASTER ESCROW NUMBER 10-4511-VE**

20 D. On or about February 25, 2011, Escobar made an unauthorized disbursement of trust
21 funds from Lancaster escrow number 10-4511-VE to Alonso in the amount of \$6,350.37 in violation
22 of Financial Code section 17414, subdivision (a)(1) and California Code of Regulations, title 10,
23 sections 1738 and 1738.2.

24 **LANCASTER ESCROW NUMBER 10-4548-VE**

25 E. On or about October 4, 2010, Escobar made an unauthorized disbursement of trust
26 funds from Lancaster escrow number 10-4548-VE in the amount of \$2,000.00 in violation of
27 Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and
28 1738.2. This unauthorized disbursement from Lancaster escrow number 10-4548-VE was used to

1 pay what appears to be a disbursement authorized in Lancaster escrow number 10-4201-VE. A
2 review of the ledger for Lancaster escrow number 10-4201-VE disclosed insufficient funds to cover
3 this disbursement. Once disbursements are posted to the correct escrow ledger, which will include
4 re-posting a \$1,000.00 disbursement from Lancaster escrow number 10-4201-VE to Lancaster
5 escrow number 10-4517-VE (see item 2 above), a shortage of \$1,950.00 will exist in Lancaster
6 escrow number 10-4201-VE in violation of California Code of Regulations, title 10, section 1738.1.

7 **LANCASTER ESCROW NUMBER 10-4805-VE**

8 F. Commencing on or about November 18, 2010 and continuing through December 17,
9 2010, Escobar made six unauthorized disbursements of trust funds from Lancaster escrow number
10 10-4805-VE to Alonso totaling \$30,657.00 in violation of Financial Code section 17414, subdivision
11 (a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2.

12 **LANCASTER ESCROW NUMBER 10-4843-VE:**

13 G. On or about May 25, 2011, Escobar violated Financial Code section 17414(a)(2)
14 when she prepared a false receipt stating that the sum of \$43,100.20 had been deposited into
15 Lancaster escrow number 10-4843-VE. A deposit of \$43,100.20 had been received by Act Escrow,
16 but it was for West Covina escrow number 11-0085-VE, and such funds had been deposited into the
17 West Covina trust account and a receipt issued for West Covina escrow number 11-0085-VE.

18 H. On or about May 25, May 27, and June 10, 2011, Escobar made unauthorized
19 disbursements of trust funds from Lancaster escrow number 10-4843-VE to Alonso in the respective
20 amounts of \$6,000.00, \$5,500.00, and \$7,000.00 in violation of Financial Code section 17414,
21 subdivision (a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2. In that
22 there were no funds on deposit in Lancaster escrow number 10-4843-VE, these unauthorized
23 disbursements caused a shortage of \$18,500.00 to exist in Lancaster escrow number 10-4843-VE in
24 violation of California Code of Regulations, title 10, section 1738.1.

25 I. On or about May 26, 2011, Escobar made an unauthorized disbursement of trust
26 funds from Lancaster escrow number 10-4843-VE to the West Covina trust account in the amount of
27 \$10,000.00 in violation of Financial Code section 17414, subdivision (a)(1) and California Code of
28 Regulations, title 10, sections 1738 and 1738.2. In that there were no funds on deposit in Lancaster

1 escrow number 10-4843-VE, this unauthorized disbursement caused the shortage in Lancaster
2 escrow number 10-4843-VE to increase to \$28,500.00.

3 J. On or about May 31, 2011, Escobar made three unauthorized disbursements of trust
4 funds from Lancaster escrow number 10-4843-VE totaling \$9,375.00 in violation of Financial Code
5 section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2. These
6 unauthorized disbursements from Lancaster escrow number 10-4843-VE were used to pay
7 disbursements authorized in West Covina escrow number 11-0074-VE. A review of the ledger for
8 West Covina escrow number 11-0074-VE disclosed sufficient funds to cover these disbursements.
9 Accordingly, no shortage appears to have been caused by these disbursements once the
10 disbursements are posted to the correct escrow ledger.

11 K. On or about June 2, 2011, Escobar made an unauthorized disbursement of trust funds
12 from Lancaster escrow number 10-4843-VE in the amount of \$3,000.00 in violation of Financial
13 Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2.
14 This unauthorized disbursement from Lancaster escrow number 10-4843-VE was used to pay what
15 appears to be an authorized refund of the buyers' deposit in West Covina escrow number 11-0060-
16 VE. Escobar failed to issue a receipt for the deposit into West Covina escrow number 11-0060-VE
17 in violation of Financial Code section 17414(a)(2) and California Code of Regulations, title 10,
18 section 1732.2. However, a review of the ledger for West Covina escrow number 11-0060-VE
19 discloses that no shortage was caused by this disbursement once the escrow ledger postings have
20 been corrected.

21 L. On or about June 9, 2011, Escobar made unauthorized disbursements of trust funds
22 from Lancaster escrow number 10-4843-VE totaling \$2,000.00 in violation of Financial Code
23 section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2. These
24 unauthorized disbursements from Lancaster escrow number 10-4843-VE were used to pay what
25 appears to be an authorized refund of the buyers' deposit in Lancaster escrow number 10-4140-VE.
26 A review of the ledger for Lancaster escrow number 10-4140-VE disclosed insufficient funds to
27 cover the disbursements due to unauthorized disbursements in Lancaster escrow number 10-4140-
28 VE, which will cause a shortage of \$1,000.00 in Lancaster escrow number 10-4140-VE to exist in

1 violation of California Code of Regulations, title 10, section 1738.1 once the disbursements are
2 posted to the correct escrow ledger (see item A above).

3 M. On or about June 13, 2011, Escobar made two unauthorized disbursements of trust
4 funds from Lancaster escrow number 10-4843-VE totaling \$1,464.40 in violation of Financial Code
5 section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2. These
6 unauthorized disbursements from Lancaster escrow number 10-4843-VE were used to pay what
7 appear to be disbursements authorized in West Covina escrow number 11-0077-VE. A review of the
8 ledger for West Covina escrow number 11-0077-VE disclosed sufficient funds to cover these
9 disbursements. Accordingly, no shortage appears to have been caused by these disbursements once
10 the disbursements are posted to the correct escrow ledger.

11 N. On or about June 17, 2011, Escobar made an unauthorized disbursement of trust
12 funds from Lancaster escrow number 10-4843-VE in the amount of \$1,000.00 in violation of
13 Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and
14 1738.2. This unauthorized disbursement from Lancaster escrow number 10-4843-VE appears to
15 have been used to refund an escrow deposit for an unknown escrow. From the information available
16 to date, it does not appear that this disbursement will cause a shortage once the disbursement is
17 posted to the correct escrow ledger.

18 O. On or about August 15, 2011, Escobar made an unauthorized disbursement of trust
19 funds from Lancaster escrow number 10-4843-VE to an account at Wells Fargo Dealer Services in
20 the amount of \$15,982.60 in violation of Financial Code section 17414, subdivision (a)(1) and
21 California Code of Regulations, title 10, sections 1738 and 1738.2. In that there were no funds on
22 deposit in Lancaster escrow number 10-4843-VE, this unauthorized disbursement caused a further
23 shortage of \$15,982.60 to exist in Lancaster escrow number 10-4843-VE in violation of California
24 Code of Regulations, title 10, section 1738.1, increasing the total shortage in this escrow to
25 \$44,482.60.

26 **LANCASTER ESCROW NUMBER 10-4866-VE**

27 P. On or about April 20, 2011, Escobar made an unauthorized disbursement of trust
28 funds from Lancaster escrow number 10-4866-VE in the amount of \$2,153.00 to Alonso in violation

1 of Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738
2 and 1738.2.

3 Q. On or about May 3, 2011, Escobar made an unauthorized disbursement of trust funds
4 from Lancaster escrow number 10-4866-VE in the amount of \$3,000.00 in violation of Financial
5 Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2.
6 This unauthorized disbursement from Lancaster escrow number 10-4866-VE was used to pay what
7 appears to be a disbursement authorized in Lancaster escrow number 10-4829-VE. A review of the
8 ledger for Lancaster escrow number 10-4829-VE disclosed insufficient funds to cover this
9 disbursement. Accordingly, a shortage of \$3,000.00 will exist in Lancaster escrow number 10-4829-
10 VE in violation of California Code of Regulations, title 10, section 1738.1 once the disbursement is
11 posted to the correct escrow ledger.

12 **WEST COVINA ESCROW NUMBER 11-0040-VE:**

13 R. On or about January 14, January 21, and February 11, 2011, Escobar made
14 unauthorized disbursements of trust funds from West Covina escrow number 11-0040-VE to Alonso
15 in the respective amounts of \$5,000.00, \$3,000.00, and \$3,706.00 in violation of Financial Code
16 section 17414, subdivision (a)(1) and California Code of Regulations, title 10, sections 1738 and
17 1738.2. These unauthorized disbursements caused a shortage of at least \$11,706.00 to exist in this
18 escrow in violation of California Code of Regulations, title 10, section 1738.1 because insufficient
19 funds existed to cover these disbursements once the false receipt described in paragraph S below is
20 reversed.

21 S. On or about January 27, 2011, Escobar violated Financial Code section 17414(a)(2)
22 when she prepared a false receipt stating that the sum of \$12,900.00 had been deposited into West
23 Covina escrow number 11-0040-VE. A deposit of \$12,900.00 had been received by Act Escrow, but
24 it was for West Covina escrow number 11-0046-VE, and such funds had been deposited into the
25 West Covina trust account and a receipt issued in West Covina escrow number 11-0046-VE.

26 T. On or about February 1, 2011, Escobar made two unauthorized disbursements of trust
27 funds from West Covina escrow number 11-0040-VE totaling \$1,194.00 in violation of Financial
28 Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and 1738.2.

1 These unauthorized disbursements from West Covina escrow number 11-0040-VE were used to pay
2 what appear to be disbursements authorized in Lancaster escrow number 10-4548-VE. A review of
3 the ledger for Lancaster escrow number 10-4548-VE disclosed sufficient funds to cover these
4 disbursements. Accordingly, no shortage appears to have been caused by these disbursements once
5 the disbursements are posted to the correct escrow ledger, which would include re-posting a
6 \$2,000.00 disbursement from Lancaster escrow number 10-4548-VE to Lancaster escrow number
7 10-4201-VE (see item E above).

8 **WEST COVINA ESCROW NUMBER 11-0046-VE**

9 U. On or about April 6, 2011, Escobar made an unauthorized disbursement of trust funds
10 from West Covina escrow number 11-0046-VE in the amount of \$6,000.00 to Alonso in violation of
11 Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and
12 1738.2. This unauthorized disbursement caused a shortage of at least \$6,000.00 to exist in this
13 escrow in violation of California Code of Regulations, title 10, section 1738.1 because insufficient
14 funds existed to cover this disbursement once the false receipt described in paragraph V below is
15 reversed.

16 V. On or about April 12, 2011, Escobar violated Financial Code section 17414(a)(2)
17 when she prepared a false receipt stating that the sum of \$110,262.74 had been deposited into West
18 Covina escrow number 11-0046-VE. A deposit of \$110,262.74 had been received by Act Escrow,
19 but it was for Lancaster escrow number 10-4866-VE, and such funds had been deposited into the
20 West Covina trust account and a receipt issued in Lancaster escrow number 10-4866-VE.

21 12. The above-described violations constitute grounds under Financial Code section
22 17608 to revoke an escrow agent's license under the Escrow Law.

23 13. On May 14, 2012, the Commissioner issued a Notice of Intention to Issue Order
24 Revoking Escrow Agent's License and to Issue Orders Pursuant to California Financial Code
25 Section 17423 (Bar From Employment, Management or Control of Any Escrow Agent), Accusation
26 and accompanying documents against ACT Escrow, Moreno and Escobar based upon the above.
27 ACT Escrow was served via its receiver by way of certified, return-receipt mail on May 17, 2012.
28 The Department has received no request for a hearing from ACT Escrow and the time to request a

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hearing has expired.

NOW GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that the escrow agent's license of Respondent A.C.T. Escrow, Inc. is revoked effective upon the termination of the pending receivership.

Dated: June 4, 2012
Los Angeles, CA

JAN LYNN OWEN
California Corporations Commissioner

By _____
Alan S. Weinger
Deputy Commissioner
Enforcement Division