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6 Attorneys for Complainant

8 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
9 OF THE STATE OF CALIFORNIA

11	In the Matter of the Accusation of THE)	File No.: 963-2541
12	COMMISSIONER OF BUSINESS)	
13	OVERSIGHT,)	ORDER BARRING GERALDINNE
14	Complainant,)	CASTELLON FROM ANY POSITION OF
15	vs.)	EMPLOYMENT, MANAGEMENT OR
16	GERALDINNE CASTELLON also known as)	CONTROL OF ANY ESCROW AGENT
17	GIGI CASTELLON,)	
18	Respondent.)	

19
20 The Commissioner of Business Oversight (“Commissioner”) finds that:

21 1. Respondent Geraldinne Castellon aka Gigi Castellon ("Castellon") was at all times
22 relevant herein employed as an escrow officer at Capital Escrow, Inc. (“Capital Escrow”), an escrow
23 agent licensed by the Commissioner of Business Oversight ("Commissioner" or "Complainant")
24 pursuant to the Escrow Law of the State of California (Fin. Code § 17000 et seq.). Capital Escrow
25 has its principal place of business located at 6700 Fallbrook Avenue, Suite 160, West Hills,
26 California 91307.

27 2. On August 14, 2014, the Department of Business Oversight (“Department”)
28 commenced a special examination of Capital Escrow to review the escrow files handled by

ORDER BARRING GERALDINNE CASTELLON FROM ANY POSITION
OF EMPLOYMENT, MANAGEMENT OR CONTROL OF ANY ESCROW AGENT

1 Castellon. The regulatory examination revealed that commencing on or about April 11, 2014 and
2 continuing through at least July 30, 2014, Castellon made, or caused to be made, thirty-five (35)
3 unauthorized disbursements from twenty-nine (29) escrows totaling \$8,050.30 in violation of
4 Financial Code section 17414(a)(1) and California Code of Regulations, title 10, sections 1738 and
5 1738.2.

6 3. The special examination further disclosed that Castellon had overstated title charges
7 on the settlement statement in at least four escrows to cover up the unauthorized disbursements in
8 violation of Financial Code section 17404 and California Code of Regulations, title 10, section
9 1723.1. The unauthorized disbursements also caused a shortage to exist in the trust account in
10 violation of California Code of Regulations, title 10, section 1738.1. Capital Escrow has cured the
11 trust account shortage.

12 4. Castellon made two unauthorized disbursements to herself in the amount of \$50.00
13 each from escrow numbers 11560 and 11561 on May 30, 2014 and June 3, 2014, respectively, via
14 trust check numbers 8790 and 8852. Castellon made one unauthorized disbursement to Cynthia C.
15 and another to Joshua G. in the respective amounts of \$75.00 and \$50.00 from escrow numbers
16 11560 and 11654 on May 30, 2014 and July 30, 2014 via trust check numbers 8793 and 9227.
17 Castellon made the remaining thirty-one unauthorized disbursements to Guillermo L.

18 5. On November 4, 2014, the Commissioner issued a Notice of Intention to Issue Order
19 Pursuant to Financial Code Section 17423 (Bar From Employment, management or Control of Any
20 Escrow Agent), Accusation and accompanying documents against Castellon based upon the above
21 described findings. Castellon was personally served with those documents on November 19, 2014.

22 6. The Commissioner has received no request for a hearing from Castellon and the time
23 period in which to request a hearing pursuant to Financial Code section 17423(b) has expired.

24 7. The above described violations constitute grounds under Financial Code section
25 17423 to bar a person from any position of employment, management or control of any escrow
26 agent.
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THEREFORE, it is hereby ordered that Respondent Geraldinne Castellon 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 9, 2014
Los Angeles, CA

JAN LYNN OWEN
Commissioner of Business Oversight

By _____
Mary Ann Smith
Deputy Commissioner
Enforcement Division