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2 **STATE OF CALIFORNIA**
3 **BUSINESS, TRANSPORTATION AND HOUSING AGENCY**
4 **DEPARTMENT OF CORPORATIONS**

5 TO: Sandra Calderon
6 Escrow Street, Inc., aka Escrow Street
7 124 N. Riverside Avenue
8 Rialto, CA 92376

9 **DESIST AND REFRAIN ORDER**
10 **(For violation of section 17200 of the Financial Code)**

11 The California Corporations Commissioner finds that:

12 1. At all relevant times, Escrow Street, Inc., also known as Escrow Street, was an active
13 California corporation. At all relevant times, Escrow Street maintained a principal place of business
14 at 124 N. Riverside Avenue, Rialto, CA 92376. At all relevant times, Sandra Calderon was the
15 control person of Escrow Street.

16 2. On July 18, 1990, the California Corporations Commissioner (“Commissioner”)
17 issued Escrow Street an escrow agent’s license under the California Escrow Law (“Escrow Law”),
18 Cal. Fin. Code § 17000 et seq., license number 963-1593. On or about April 15, 2009, the
19 Commissioner revoked Escrow Street’s license for failure to pay the annual assessment that is
20 required of all licensees. Since then, Escrow Street has not been licensed by the Commissioner.

21 3. On or about March 30, 2009, Escrow Street opened escrow instructions for the sale of
22 a property located in San Pedro, California. In May 2009, a licensed real estate agent contacted a
23 mortgage company located in Anaheim, California, requesting a loan on behalf of a buyer for the
24 purchase of the San Pedro property. In late May or early June 2009, Escrow Street provided the
25 escrow instructions and a preliminary title report to the mortgage company. On or about June 8,
26 2009, the mortgage company, pursuant to Escrow Street’s instructions, wired \$243,900.00 to
27 Lavery’s Title Company, located in San Bernardino, California.
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1 4. The mortgage company closed the sale on or about June 12, 2009. However, on or
2 about June 22, 2009, the seller of the San Pedro property contacted the mortgage company and told it
3 that he had not entered into any contract for the sale of the property. The seller told the mortgage
4 company that no grant deed had been recorded on the property because he had never sold it.

5 5. At the time that it provided escrow instructions to the mortgage company for the sale
6 of the San Pedro property, Escrow Street was not licensed by the Commissioner under the Escrow
7 Law.

8 Based upon the foregoing findings, the California Corporations Commissioner is of the
9 opinion that Escrow Street, Inc., also known as Escrow Street, has engaged in the business of an
10 escrow agent without a license from the California Corporations Commissioner. Pursuant to
11 Financial Code section 17416, the California Corporations Commissioner hereby orders Escrow
12 Street, Inc., also known as Escrow Street, to desist and refrain from engaging in the business of an
13 escrow agent unless and until licensed or exempt.

14 This Order is necessary, in the public interest, and for the protection of consumers.

15 Dated: September 25, 2009
16 Los Angeles, California

17 PRESTON DuFAUCHARD
18 California Corporations Commissioner

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20 By _____
21 ALAN S. WEINGER
22 Deputy Commissioner
23 Enforcement Division
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