

1 PRESTON DuFAUCHARD  
California Corporations Commissioner  
2 ALAN S. WEINGER  
Deputy Commissioner  
3 JOHNNY VUONG (CA BAR NO. 249570)  
Corporations Counsel  
4 Department of Corporations  
320 West 4<sup>th</sup> Street, Ste. 750  
5 Los Angeles , California 90013-2344  
Telephone: (213) 576-7585 Fax: (213) 576-7181

6 Attorneys for Complainant  
7

8 BEFORE THE DEPARTMENT OF CORPORATIONS  
9 OF THE STATE OF CALIFORNIA

10  
11 In the Matter of the Accusation of THE ) File No.: 963-0563  
CALIFORNIA CORPORATIONS )  
12 COMMISSIONER, )  
13 )  
Complainant, )  
14 ) ACCUSATION  
vs. )  
15 )  
16 HOME ESCROW COMPANY, INC. )  
Respondent. )  
17 )  
18 )

19 The Complainant is informed and believes and based upon such information and belief,  
20 alleges and charges as follows:

21 **I.**

22 Home Escrow Company, Inc. (“Respondent”) is an escrow agent licensed by the California  
23 Corporations Commissioner ("Complainant") pursuant to the Escrow Law of the State of California  
24 (“Escrow Law”) (California Financial Code Section 17000 et seq.).

25 **II.**

26 Pursuant to Financial Code section 17348, all licensees under the Escrow Law are required to  
27 file with the Complainant, on or before February 15th, an annual escrow liability schedule

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1 (“Liability Report”) for each licensed location covering the licensee’s escrow activities for the  
2 previous 12 months. Respondent was required to file its 2009 Liability Report no later than February  
3 15, 2010. Respondent failed to file a Liability Report with the Complainant by February 15, 2010.

4 On or about March 3, 2010, Complainant’s examiner called Respondent’s telephone number  
5 of record to follow up on the Liability Report. However, Respondent’s telephone was disconnected.  
6 The examiner then sent an email to Respondent’s manager, Deborah L. Armijo (“Armijo”), on  
7 March 4, 2010, and received an automatic reply email from Armijo stating that Respondent ceased  
8 operations on November 25, 2009, and listing Armijo’s contact number for questions on outstanding  
9 escrow files. Respondent never sent a request to Complainant indicating that it was surrendering its  
10 license and ceasing operations, as required by Financial Code section 17600.

11 On or about March 15, 2010, the examiner went to Respondent’s office address of record at  
12 854 and 858 North Garey Avenue, Pomona, CA, in order to obtain the 2009 Liability Report.  
13 However, Respondent’s office door and the parking lot gate were locked and nobody was inside the  
14 office. Respondent never notified Complainant that they were no longer located at the office address  
15 of record, as required by Financial Code section 17213.1.

16 On or about March 25, 2010, Complainant’s Special Administrator of the Escrow Law called  
17 Armijo and asked Armijo whether Respondent intended to surrender its escrow license to  
18 Complainant. Armijo informed the Special Administrator that she needed to speak with Billie Jo  
19 Armijo, who was the alleged owner of Respondent. The Special Administrator called Billie Jo  
20 Armijo but was unable to reach her and subsequently left a voicemail to Billie Jo Armijo to call her  
21 back. Billie Jo Armijo has yet to contact Complainant.

22 Respondent has yet to submit its Liability Report to Complainant as required by Financial  
23 Code section 17348.

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**III.**

Financial Code section 17602.5 provides in pertinent part as follows:

If any licensed escrow agent fails to make any reports required by law or by the commissioner within ten (10) days from the date designated for the making of the reports, or within any extension of time granted by the commissioner, . . . such failure shall constitute grounds for the suspension or revocation of the license held by such escrow agent.

Financial Code section 17608 provides in pertinent part:

The commissioner may, after notice and a reasonable opportunity to be heard, suspend or revoke any license if he finds that:

(b) The licensee has violated any provision of this division or any rule made by the commissioner under and within the authority of this division.

**IV.**

Complainant finds that, by reason of the foregoing, Respondent has violated Financial Code sections 17213.1, 17348, and 17600 and it is in the best interests of the public to revoke the escrow agent’s license of Respondent, Home Escrow Company, Inc.

WHEREFORE, IT IS PRAYED that pursuant to Financial Code section 17608, the escrow agent license of Respondent, Home Escrow Company, Inc., be revoked.

Dated: July 20, 2010  
Los Angeles, CA

PRESTON DuFAUCHARD  
California Corporations Commissioner

By \_\_\_\_\_  
Johnny Vuong  
Corporations Counsel

1 PRESTON DuFAUCHARD  
California Corporations Commissioner  
2 ALAN S. WEINGER  
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8 BEFORE THE DEPARTMENT OF CORPORATIONS  
9 OF THE STATE OF CALIFORNIA

10  
11 In the Matter of the Accusation of THE ) File No.: 963-0563  
CALIFORNIA CORPORATIONS )  
12 COMMISSIONER, )  
13 )  
Complainant, ) ORDER REVOKING ESCROW AGENT’S  
14 ) LICENSE PURSUANT TO CALIFORNIA  
vs. ) FINANCIAL CODE SECTION  
15 ) 17608  
HOME ESCROW COMPANY, INC., )  
16 )  
Respondent. )  
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19  
20 The California Corporations Commissioner finds that:

21 1. Home Escrow Company, Inc. (“Respondent” or “Home”) is an escrow agent licensed  
22 by the California Corporations Commissioner ("Commissioner" or "Complainant") pursuant to the  
23 Escrow Law of the State of California (California Financial Code Section 17000 et seq.).

24 Respondent had its principal place of business at 854 and 858 North Garey Avenue, Pomona, CA.

25 2. Respondent was required to file its 2009 Liability Report as required by Financial  
26 Code section 17348, no later than February 15, 2010. Respondent failed to file its 2009 Liability  
27 Report by the February 15, 2010 deadline.

28 3. On or about March 3, 2010, Complainant’s examiner called Respondent’s telephone  
number of record to follow up on the Liability Report. However, Respondent’s telephone was

1 disconnected. The examiner then sent an email to Respondent’s manager, Deborah L. Armijo  
2 (“Armijo”), on March 4, 2010, and received an automatic reply email from Armijo stating that  
3 Respondent ceased operations on November 25, 2009, and listing Armijo’s contact number for  
4 questions on outstanding escrow files.

5 4. Respondent never sent a request to Complainant indicating that it was surrendering its  
6 license and ceasing operations, as required by Financial Code section 17600.

7 5. On or about March 15, 2010, the examiner went to Respondent’s office address of  
8 record at 854 and 858 North Garey Avenue, Pomona, CA, in order to obtain the 2009 Liability  
9 Report. However, Respondent’s office door and the parking lot gate were locked and nobody was  
10 inside the office. Respondent never notified Complainant that they were no longer located at the  
11 office address of record, as required by Financial Code section 17213.1.

12 6. On or about March 25, 2010, Complainant’s Special Administrator of the Escrow  
13 Law called Armijo and asked Armijo whether Respondent intended to surrender its escrow license to  
14 Complainant. Armijo informed the Special Administrator that she needed to speak with Billie Jo  
15 Armijo, who was the alleged owner of Respondent. The Special Administrator called Billie Jo  
16 Armijo but was unable to reach her and subsequently left a voicemail to Billie Jo Armijo to call her  
17 back. Billie Jo Armijo has yet to contact Complainant.

18 7. Respondent has yet to submit its Liability Report to Complainant as required by  
19 Financial Code section 17348.

20 8. On July 27, 2010, the Commissioner issued a Notice of Intention to Issue an Order  
21 Revoking Escrow Agent’s License, Accusation and accompanying documents against Respondent  
22 and Respondent was served by certified mail at its address of record with those documents on July  
23 27, 2010. The Department has received no request for a hearing or any other response from  
24 Respondent and the time to request a hearing has expired.

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NOW GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that the escrow agent's license of Home Escrow Company, Inc. is hereby revoked. This order is effective as of the date hereof.

Dated: October 19, 2010

PRESTON DuFAUCHARD  
California Corporations Commissioner

By \_\_\_\_\_  
ALAN S. WEINGER  
Deputy Commissioner  
Enforcement Division