

1 PRESTON DuFAUCHARD
California Corporations Commissioner
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Deputy Commissioner
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Corporations Counsel
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8 BEFORE THE DEPARTMENT OF CORPORATIONS
9 OF THE STATE OF CALIFORNIA

10 In the Matter of THE CALIFORNIA)
11 CORPORATIONS COMMISSIONER,)
12 Complainant,)

File No.: 963-2341

**ORDER TO DISCONTINUE UNSAFE OR
INJURIOUS PRACTICES PURSUANT TO
FINANCIAL CODE SECTION 17603**

13)
14 v.)

15 JD ESCROW, INC.,)

16 Respondent.)
17)
18)

19 TO: JD ESCROW, INC.
10161 Bolsa Avenue, Suite 207-A,
20 Westminster, California 92683

21 The California Corporations Commissioner finds that:

22 JD ESCROW, INC. opened two concurrent escrows simultaneously for the same property
23 without obtaining written cancellation instructions from the parties to the first escrow transaction in
24 violation of California Code of Regulations, title 10, section 1738.2. In addition, JD ESCROW, INC.
25 released the buyer's deposit in the first escrow transaction without having obtained written
26 authorization from the escrow parties to do so, in violation of Financial Code section 17414,
27 subdivision (a)(1). Finally, JD ESCROW, INC. failed to provide written disclosures to the escrow
28 parties in the subject transactions concerning the relationship between JD ESCROW, INC.'s escrow

1 officer, president, and owner, Julie Hanh Dao ("Ms. Dao"), and the selling/listing broker, Khanh Dao,
2 Ms. Dao's brother, in violation of California Code of Regulations, title 10, section 1740.1.

3 NOW, BASED UPON THE FOREGOING, AND GOOD CAUSE APPEARING, it is hereby
4 ORDERED under the provisions of sections 17603 and 17604 of the Financial Code, that JD
5 ESCROW, INC. immediately discontinue the unsafe or injurious practices set forth above.

6 DATED: November 16, 2009
7 Los Angeles, CA

PRESTON DuFAUCHARD
California Corporations Commissioner

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By _____
Alan S. Weinger
Deputy Commissioner