

1 MARY ANN SMITH  
2 Deputy Commissioner  
3 SEAN M. ROONEY  
4 Assistant Chief Counsel  
5 VANESSA T. LU (State Bar No. 295217)  
6 Counsel  
7 Department of Business Oversight  
8 320 West 4<sup>th</sup> Street, Ste. 750  
9 Los Angeles, California 90013-2344  
10 Telephone: (213) 576-7632  
11 Facsimile: (213) 576-7181

12 Attorneys for Complainant

13 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT  
14 OF THE STATE OF CALIFORNIA

15 In the Matter of: ) ESCROW LICENSE NO. 963-2523  
16 )  
17 THE COMMISSIONER OF BUSINESS ) ACCUSATION TO REVOKE ESCROW  
18 OVERSIGHT, ) AGENT’S LICENSE  
19 )  
20 Complainant, )  
21 )  
22 v. )  
23 )  
24 JOY ESCROW, INC., )  
25 )  
26 Respondent. )  
27 )  
28 )

29 The Complainant is informed and believes, and based upon such information and belief,  
30 alleges and charges Respondent as follows:

31 **I**

32 **Introduction**

- 33 1. Respondent Joy Escrow, Inc. ("Joy") is an escrow agent licensed by the  
34 Commissioner of Business Oversight ("Commissioner") pursuant to the Escrow Law of the State of  
35 California (California Financial Code §17000 *et seq.*).  
36  
37 2. Joy had its principal place of business located at 7700 Orangethorpe Avenue, #16,  
38 Buena Park, California 90621.

39 ACCUSATION



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**III**

**Revocation Statute**

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**

**Conclusion**

Complainant finds that, by reason of the foregoing, Respondent Joy Escrow, Inc. has violated Financial Code sections 17600, 17602.5, and it is in the best interests of the public to revoke the escrow agent’s license of Respondent Joy Escrow, Inc.

WHEREFORE, IT IS PRAYED that the escrow agent’s license of Respondent Joy Escrow, Inc. be revoked.

Dated: March 30, 2016  
Los Angeles, CA

JAN LYNN OWEN  
Commissioner of Business Oversight

By \_\_\_\_\_  
Vanessa T. Lu  
Counsel