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STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Latin Professional Escrow
Mercedes Hernandez, Owner
Guadalupe Monserrat
500 S Alexandria Ave, #202
Los Angeles, CA 90020

and

2500 Wilshire Blvd., Suite 916
Los Angeles, CA 90057

and

2006 Wilshire Blvd., Suite 818
Los Angeles, CA 90057

DESIST AND REFRAIN ORDER

(For violations of sections 17200, 17210.2 and 17403 of the California Financial Code)

The California Corporations Commissioner (“Commissioner”) finds that:

1. Guadalupe Monserrat (“Monserrat”), Mercedes Hernandez (“Hernandez”) and Latin Professional Escrow, a fictitious business name owned by Hernandez, using the addresses of 500 S Alexandria Avenue, #202, Los Angeles, California, and 2500 Wilshire Boulevard, Suite 916, Los Angeles, California and 2006 Wilshire Boulevard, Suite 818, Los Angeles, California, have engaged in business as escrow agents receiving escrows for deposit or delivery from January, 2011 to the present.
2. Neither Monserrat, Hernandez nor Latin Professional Escrow has been issued a license from the Commissioner authorizing any of them to conduct business as an escrow agent, as required by California Financial Code section 17200.
3. On at least one occasion, Monserrat, Hernandez and Latin Professional Escrow received

1 monies for escrow totaling \$76,685 for the purpose of effecting the sale of a residence. After the
2 purchase contract was cancelled, however, Monserrat, Hernandez and Latin Professional Escrow
3 failed and/or refused to return the monies despite numerous promises to do so.

4 3. Neither Monserrat, Hernandez nor Latin Professional Escrow has been issued a license
5 from the Commissioner authorizing any of them to use words indicating that any of them are in the
6 escrow business, as required by California Financial Code section 17403.

7 4. Monserrat, Hernandez and Latin Professional Escrow have disseminated, caused, or
8 permitted to be disseminated false, misleading, deceptive statements and/or statements which omit to
9 state material information in violation of California Financial Code section 17210.2 by omitting to
10 inform customers that Monserrat, while working with Hector Correa doing business as The New
11 Pacific Escrow, was ordered to pay a judgment in the amount of \$3,100.00 in case number
12 09M09289 before the Superior Court of California, County of Los Angeles for failing to return
13 escrow fees after escrow had been cancelled.

14 Based upon the foregoing findings, the California Corporations Commissioner is of the
15 opinion that Monserrat, Hernandez and Latin Professional Escrow, and their officers, directors,
16 partners, agents, employees and/or servants are in violation of California Financial Code sections
17 17200, 17210.2 and 17403(a). Pursuant to California Financial Code section 17416, Guadalupe
18 Monserrat, Mercedes Hernandez and Latin Professional Escrow are hereby ordered to desist and
19 refrain from engaging in the business of receiving escrows for deposit or delivery without first
20 obtaining a license from the Commissioner.

21 In addition, pursuant to California Financial Code section 17403(b), Guadalupe Monserrat,
22 Mercedes Hernandez and Latin Professional Escrow are further ordered to immediately desist and
23 refrain from issuing, circulating, or publishing any advertisement by any means of communication,
24 including any website, or making use of or circulating any letterheads, billheads, blank notes, blank
25 receipts, blank escrow instructions, certificates, circulars, or any written or printed paper containing
26 any fictitious or corporate name or other words indicating that any of them are in the escrow business
27 unless licensed as an escrow agent.

28 Further, pursuant to California Financial Code section 17210.2(c), Guadalupe Monserrat,

1 Mercedes Hernandez and Latin Professional Escrow, are further ordered to immediately desist and
2 refrain from disseminating, or causing or permitting to be disseminated, in any manner whatsoever,
3 any statement or representation which is false, misleading, or deceptive, or which omits to state
4 material information, or which refers to the supervision of that agent by the State of California or any
5 department or official thereof.

6 This Order is necessary, in the public interest, for the protection of investors and consistent
7 with the purposes, policies and provisions of the California Escrow Law. This order shall remain in
8 full force and effect until further order of the California Corporations Commissioner.

9 Dated: February 11, 2013
10 Sacramento, California

11 JAN LYNN OWEN
12 California Corporations Commissioner

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14 By: _____
15 Mary Ann Smith
16 Deputy Commissioner
17 Enforcement Division
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