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Deputy Commissioner
2 JUDY L. HARTLEY (CA BAR NO. 110628)
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8 BEFORE THE DEPARTMENT OF CORPORATIONS
9 OF THE STATE OF CALIFORNIA
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11 In the Matter of THE CALIFORNIA) File No.: 963-0288
CORPORATIONS COMMISSIONER,)
12) ORDER TERMINATING CONSERVATOR
Complainant,)
13)
14 vs.)
15 STAR ESCROW CO., INC.,)
16 Respondent.)
17)
18)

19 The California Corporations Commissioner finds as follows:

- 20 1. Star Escrow Co., Inc., a California corporation ("Star Escrow"), was an escrow agent
21 licensed by the California Corporations Commissioner ("Commissioner"), pursuant to the Escrow
22 Law of the State of California (Financial Code §§ 17000, et seq.).
23 2. According to the documents filed with the Commissioner by Star, Carole Worrell
24 ("C. Worrell") was the president and sole shareholder and Elisa Worrell ("E. Worrell") was the
25 secretary and treasurer.
26 3. For reasons stated in the documents listed below and dated April 1, 2009, which
27 included a trust account shortage and failure to maintain books and records, the Commissioner took
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1 possession of the trust accounts of Star Escrow and appointed Kathleen Partin as Conservator over
2 Star Escrow by issuing the following documents:

3 A. Demand For and Order Taking Possession of the Trust Funds and Escrow Records of
4 Star Escrow Co., Inc. Pursuant to California Financial Code Section 17621, and

5 B. Order Appointing Kathleen Partin as Conservator Pursuant to Financial Code Section
6 17630, and

7 C. Notice and Summary of Findings Pursuant to Financial Code Section 17621.

8 4. Pursuant to both the Order Taking Possession and the Conservatorship Order, all
9 persons, including the Worrells, who had possession, custody or control of any of the trust funds and
10 bank account and escrow records of Star Escrow, became obligated to turn over to the Conservator
11 such trust funds and records.

12 5. The Conservator took possession of the trust funds, and, pursuant to Financial Code
13 Section 17630, took actions to conserve those trust funds pending further disposition of the trust
14 affairs. The Conservator was unable to locate any escrow records of Star Escrow.

15 6. On June 10, 2009, the Commissioner issued an order revoking the escrow agent's
16 license to become effective upon the termination of the conservatorship of Star Escrow.

17 7. The Conservator has distributed such escrow trust funds to the extent that
18 substantiated claims were filed.

19 8. The Commissioner is satisfied that termination of the conservatorship may be done
20 safely and is in the public interest.

21 Now, good cause appearing, IT IS HEREBY ORDERED that:

22 1. The conservatorship is hereby terminated pursuant to California Financial Code
23 Section 17634.

24 2. The Commissioner hereby ratifies those actions taken by the Conservator with respect
25 to the trust account(s) and any bank and escrow records, and the Conservator, the State of California
26 and each of their respective employees and agents is hereby released from any and all obligation
27 and/or liability arising out of or relating to the conservatorship of Star Escrow.
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Dated: March 13, 2012
Los Angeles, CA

JAN LYNN OWEN
California Corporations Commissioner

By _____
Alan S. Weinger
Deputy Commissioner