

1 MARY ANN SMITH
Deputy Commissioner
2 SEAN M. ROONEY
Assistant Chief Counsel
3 JUDY L. HARTLEY (CA BAR NO. 110628)
Senior Corporations Counsel
4 Department of Business Oversight
320 West 4th Street, Ste. 750
5 Los Angeles, California 90013-2344
Telephone: (213) 576-7604 Fax: (213) 576-7181

6 Attorneys for Complainant

8 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
9 OF THE STATE OF CALIFORNIA

11	In the Matter of the Accusation of THE)	File No.: 963-0695
12	COMMISSIONER OF BUSINESS)	
13	OVERSIGHT,)	ORDER BARRING LISA M. VELEZ FROM
14	Complainant,)	ANY POSITION OF EMPLOYMENT,
15	vs.)	MANAGEMENT OR CONTROL OF ANY
16	LISA M. VELEZ,)	ESCROW AGENT
17	Respondent.)	
18)	
19)	

20 The Commissioner of Business Oversight (“Commissioner”) finds that:

21 1. Respondent Lisa M. Velez ("Velez") was at all times relevant herein employed as an
22 escrow officer at Tri City Escrows, Inc. (“Tri City”), an escrow agent licensed by the Commissioner
23 of Business Oversight ("Commissioner" or "Complainant") pursuant to the Escrow Law of the State
24 of California (California Financial Code Section 17000 et seq.). Tri City has its principal place of
25 business located at 23900 Hawthorne Boulevard, Suite 120B, Torrance, California 90505.

26 2. On June 2, 2011, the Department of Business Oversight (“Department”) commenced
27 a regulatory examination of the books and records of Tri City. The regulatory examination revealed
28 that commencing on or about November 22, 2011 and continuing through at least April 25, 2012,

1 Velez made one-hundred and fifty-four (154) unauthorized disbursements to herself or her husband
2 totaling \$48,910.42 in violation of Financial Code section 17414(a)(1) and California Code of
3 Regulations, title 10, sections 1738 and 1738.2. The regulatory examination further disclosed that
4 Velez had incorrectly posted fifty-six (56) of the unauthorized disbursements in violation of
5 Financial Code section 17404 and California Code of Regulations, title 10, section 1723.1. The
6 unauthorized disbursements also caused a shortage to exist in the trust account in violation of
7 California Code of Regulations, title 10, section 1738.1.

8 3. Velez made thirty-seven (37) of the unauthorized disbursements for a total of
9 \$13,023.78 from escrow numbers 13851-LMZ and 13934-LMZ. Velez made one unauthorized
10 disbursement to herself in escrow number 13934-LMZ on December 8, 2011 via trust check number
11 85442 in the amount of \$200.00. Velez made the remaining one-hundred and seventeen (117)
12 unauthorized disbursements to herself or her husband from the escrow fee accounts of Tri City.
13 There were insufficient funds in the escrow fee account number 2 to cover the unauthorized
14 disbursements made by Velez resulting in the trust account being overdrawn on or about April 25,
15 2012 by \$2,717.96.

16 4. Velez also violated Financial Code section 17405 by repeatedly failing to provide
17 books and records requested regarding the trust account reconciliation. Velez' failure to cooperate
18 with the regulatory examination caused delays of the examination for close to a year.

19 5. On April 2, 2014, the Commissioner issued a Notice of Intention to Issue Order
20 Pursuant to California Financial Code Section 17423 (Bar From Employment, management or
21 Control of Any Escrow Agent), Accusation and accompanying documents against Velez based upon
22 the above described findings. Velez was personally served with those documents on
23 July 12, 2014.

24 6. The Commissioner has received no request for a hearing from Velez, and the time
25 period in which to request a hearing pursuant to Financial Code section 17423(b) has expired.

26 7. The above described violations constitute grounds under Financial Code section
27 17423 to bar a person from any position of employment, management or control of any escrow
28 agent.

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THEREFORE, it is hereby ordered that Respondent Lisa M. Velez is barred from any position of employment, management or control of any escrow agent. This Order is effective as of the date hereof.

Dated: July 29, 2014
Los Angeles, CA

JAN LYNN OWEN
Commissioner of Business Oversight

By _____
Mary Ann Smith
Deputy Commissioner
Enforcement Division