



1           5.       Goldburg has not been issued a license by the Commissioner authorizing them to  
2 engage in business as an escrow agent, as required by the Escrow Law. Goldburg is not exempt from  
3 the licensing requirements of the Escrow Law.

4           6.       Pursuant to Financial Code section 17403, no person subject to the Escrow Law is  
5 allowed to issue, circulate, or publish any advertisement by any means of communication or circulate  
6 documents containing words indicating that it is in the escrow business unless licensed under the  
7 Escrow Law.

8           7.       Goldburg has not been issued a license from the Commissioner authorizing Goldburg  
9 to use words indicating that they are in the escrow business, including use of the Department seal, as  
10 required by Financial Code section 17403.

11           Based upon the foregoing findings, the Commissioner of Business Oversight is of the opinion  
12 that Goldburg Holdings and Trust, L.L.C., doing business as [www.goldburgholdingsandtrustllc.com](http://www.goldburgholdingsandtrustllc.com)  
13 and Goldburg Holdings and TR, L.L.C., is in violation of Financial Code sections 17200 and 17403.  
14 Pursuant to Financial Code section 17416, Goldburg Holdings and Trust, L.L.C., doing business as  
15 [www.goldburgholdingsandtrustllc.com](http://www.goldburgholdingsandtrustllc.com) and Goldburg Holdings and TR, L.L.C., is hereby ordered to  
16 desist and refrain from engaging in the business of receiving escrows for deposit or delivery without  
17 first obtaining a license from the Commissioner.

18           Pursuant to Financial Code section 17403, Goldburg Holdings and Trust, L.L.C., doing  
19 business as [www.goldburgholdingsandtrustllc.com](http://www.goldburgholdingsandtrustllc.com) and Goldburg Holdings and TR, L.L.C., is further  
20 ordered to immediately desist and refrain from using the Department seal, issuing, circulating, or  
21 publishing any advertisement by means of any communication, including any website, or making use  
22 of or circulating any letterheads, billheads, blank notes, blank receipts, blank escrow instructions,  
23 certificates, circulars, or any written or printed paper containing any fictitious or corporate name or  
24 other words indicating that they are in the escrow business.

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1           This Order is necessary, in the public interest, for the protection of consumers and consistent  
2 with the purposes, policies and provisions of the Escrow Law. This order shall remain in full force  
3 and effect until further order of the Commissioner.

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5 Dated: January 16, 2020

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MANUEL P. ALVAREZ  
California Commissioner of Business Oversight

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By \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner  
Enforcement Division

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