

1 person subject to the Escrow Law is allowed to issue, circulate or publish any advertisement by
2 means of communication containing any name or other words indicating that it is in the escrow
3 business unless duly licensed under the Escrow Law.

4 California Financial Code section 17200 provides:

5 It shall be unlawful for any person to engage in business as an escrow agent
6 within this State except by means of a corporation duly organized for that purpose
7 licensed by the commissioner as an escrow agent.

8 California Financial Code section 17403 provides:

9 (a) No person subject to this division shall issue, circulate, or publish
10 any advertisement by any means of communication, or make use of or
11 circulate any letterheads, billheads, blank notes, blank receipts, blank
12 escrow instructions, certificates, circulars, or any written, printed, partially
13 written or printed paper containing any fictitious or corporate name or other
14 words indicating that the person is in the escrow business, unless the person
15 is a licensed escrow agent.

16 (b) If, in the opinion of the commissioner, any person, has violated this
17 section, the commissioner may order that person to desist and refrain from that
18 violation. If, within 30 days after the order is served, a request for a
19 hearing is filed in writing and the hearing is not held within 60 days thereafter,
20 the order is rescinded.

21 California Financial Code section 17416 provides:

22 Whenever in the opinion of the commissioner any person, except as named
23 in Section 17006, is engaged, either actually or through subterfuge, in the
24 business of receiving escrows for deposit or delivery as defined in this division,
25 without a license from the commissioner, the commissioner may order that
26 person to desist and refrain from engaging in that business. If, within 30 days
27 after such an order is served, a request for a hearing is filed in writing and the
28 hearing is not held within 60 days thereafter, the order is rescinded.

By reason of the foregoing, Bechtold and Delta Escrow have engaged in an unlicensed
escrow business in violation of Financial Code Section 17200 and have used words indicating that
they are in the escrow business in violation of Financial Code Section 17403.

Pursuant to Financial Code sections 17403 and 17416, Ariana Bechtold, Joelle A. Bechtold
and Delta Escrow are hereby ordered to desist and refrain from engaging in the business of receiving

DESIST AND REFRAIN ORDER

1 escrows for deposit or delivery without first obtaining a license from the Commissioner, or
2 otherwise being exempt, and from issuing, circulating, or publishing any advertisement by any
3 means of communication, or making use of or circulating any letterheads, billheads, blank notes,
4 blank receipts, blank escrow instructions, certificates, circulars, or any written, printed, partially
5 written or printed paper containing any name or other words indicating that any of them are in the
6 escrow business.

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

10 Dated: August 18, 2011
11 Los Angeles, California

PRESTON DuFAUCHARD
California Corporations Commissioner

14 By _____
15 Alan S. Weinger
16 Deputy Commissioner
17 Enforcement Division

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