PRESTON DuFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
JUDY L. HARTLEY (CA BAR NO. 110628)
Senior Corporations Counsel
Department of Corporations
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Attorneys for Complainant

BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

In the Matter of the Petition for Reinstatement of: SUSAN D. DAVIS	))))))))))	File No.: 963-1930 ORDER DENYING PETITION FOR REINSTATEMENT

TO: EDMUND G. BROWN, JR.
ATTORNEY GENERAL, STATE OF CALIFORNIA
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Susan D. Davis
908 Florida Street # 5.
Huntington Beach, California 92648

Petitioner, Susan D. Davis, having filed a petition for reinstatement regarding the January 14, 2003 order barring Petitioner from any position of employment, management or control of an escrow agent issued in proceedings brought by the California Corporations entitled In the Matter of the Statement of Issues/Accusation of the California Corporations Commissioner v. Susan D. Davis; the petition having been considered, no further arguments having been filed by Petitioner except a re-

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filing on May 24, 2010 of her petition letter, this agency finds that:

Petitioner is not entitled to reinstatement of employment, management or control of an escrow agent for the following reasons:

1. Petitioner continues to deny that she committed any wrongdoing while employed at NCLS Escrow Services, Inc. despite having been found by an Administrative Law Judge after an administrative trial to have committed escrow law violations involving unlicensed activity, failing to timely or even record deeds of trust, and closing escrows short. Petitioner's denial of any wrongdoing demonstrates Petitioner's inability to grasp the requirements and fiduciary responsibilities that come with working in the independent escrow industry.

2. Petitioner's denial also demonstrates that she has not accepted responsibility for the repeated escrow law violations she committed while working at NCLS Escrow Services, Inc.

3. Petitioner appears to have attempted no educational training, which could have benefited her in a rehabilitation process or otherwise demonstrated that she possesses the technical skills or knowledge of the policies, procedures, and controls necessary to competently be employed, manage and/or control an escrow agent in compliance with the Escrow Law, so as to ensure that the same problems did not recur in the future.

4. Petitioner has offered no proof of rehabilitation.

WHEREFORE, IT IS ORDERED that the Petition be denied.

Dated: May 25, 2010
Los Angeles, Ca

PRESTON DuFAUCHARD
California Corporations Commissioner

By_____
Alan S. Weinger
Deputy Commissioner

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