PRESTON DuFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
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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: KAMALA D. HARRIS
ATTORNEY GENERAL, STATE OF CALIFORNIA
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Susan D. Davis
P.O. Box 6058
Huntington Beach, California 92615-6058

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, further arguments and letters of recommendation filed by Petitioner in addition to her June 23, 2011 petition letter having been considered, this agency finds that:

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

1. Petitioner still refuses to accept full responsibility for the violations that occurred while she was employed as the escrow manager and an escrow officer at NLCS Escrow Services, Inc. Petitioner does finally accept some responsibility for the violations, but only in so far as she accepts responsibility by virtue of her position as the escrow manager and escrow officer, but continues to deny that she actually committed the violations. The findings of the Administrative Law Judge after a trial were that Petitioner committed escrow law violations involving unlicensed activity, failing to timely or even record deeds of trust, and closing escrows short.

2. Petitioner submitted numerous newspaper articles and administrative documents from the State of Minnesota, Department of Commerce and the North Dakota Department of Insurance concerning prosecutions of Trent Jonas; an attorney who was acting as the title agent in the escrows that were the subject of the Department's bar action against Petitioner, for failure to record deeds of trust in title matters he was handling. Notwithstanding, a review of the administrative record before the California Department of Corporations disclosed that original signed deeds of trust were still in the escrow files in several of the escrows that were the subject of the Department's action against Petitioner. Accordingly, Trent Jonas could not have been responsible for those failures to record. Moreover, testimony at the administrative trial revealed that Petitioner had used Trent Jonas as the title agent at her prior job at Center Point Mortgage.

3. Petitioner has submitted no evidence of any educational training despite indicating that she would be submitting evidence of same in this matter. Petitioner has also offered no proof of rehabilitation.

4. Finally, Petitioner has submitted nine letters in support of her request for reinstatement. However, only two of the letters are signed, the signatures are not original signatures, and only one of the letters is on the company letterhead of the respective person allegedly recommending Petitioner. Accordingly, no weight can be given to these "letters of recommendation".

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WHEREFORE, IT IS ORDERED that the Petition be denied.

Dated: September 26, 2011
Los Angeles, California

PRESTON DuFAUCHARD
California Corporations Commissioner

By_____
Alan S. Weinger
Deputy Commissioner

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