

1 PRESTON DuFAUCHARD  
California Corporations Commissioner  
2 ALAN S. WEINGER  
Deputy Commissioner  
3 BLAINE A. NOBLETT (BAR NO. 235612)  
Corporations Counsel  
4 320 West 4th Street, Suite 750  
Los Angeles, California 90013-2344  
5 Telephone: (213) 576-1396 Fax: (213) 576-7181  
6 Attorneys for Complainant

8 BEFORE THE DEPARTMENT OF CORPORATIONS  
9 OF THE STATE OF CALIFORNIA

10 In the Matter of THE CALIFORNIA )  
11 CORPORATIONS COMMISSIONER, )  
12 Complainant, )

File No.: 963-2341

**ORDER TO DISCONTINUE UNSAFE OR  
INJURIOUS PRACTICES PURSUANT TO  
FINANCIAL CODE SECTION 17603**

13 )  
14 v. )

15 JD ESCROW, INC., )

16 Respondent. )  
17 )  
18 )

19 TO: JD ESCROW, INC.  
10161 Bolsa Avenue, Suite 207-A,  
20 Westminster, California 92683

21 The California Corporations Commissioner finds that:

22 JD ESCROW, INC. opened two concurrent escrows simultaneously for the same property  
23 without obtaining written cancellation instructions from the parties to the first escrow transaction in  
24 violation of California Code of Regulations, title 10, section 1738.2. In addition, JD ESCROW, INC.  
25 released the buyer's deposit in the first escrow transaction without having obtained written  
26 authorization from the escrow parties to do so, in violation of Financial Code section 17414,  
27 subdivision (a)(1). Finally, JD ESCROW, INC. failed to provide written disclosures to the escrow  
28 parties in the subject transactions concerning the relationship between JD ESCROW, INC.'s escrow

1 officer, president, and owner, Julie Hanh Dao ("Ms. Dao"), and the selling/listing broker, Khanh Dao,  
2 Ms. Dao's brother, in violation of California Code of Regulations, title 10, section 1740.1.

3 NOW, BASED UPON THE FOREGOING, AND GOOD CAUSE APPEARING, it is hereby  
4 ORDERED under the provisions of sections 17603 and 17604 of the Financial Code, that JD  
5 ESCROW, INC. immediately discontinue the unsafe or injurious practices set forth above.

6 DATED: November 16, 2009  
7 Los Angeles, CA

PRESTON DuFAUCHARD  
California Corporations Commissioner

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By \_\_\_\_\_  
Alan S. Weinger  
Deputy Commissioner

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