### **ORDER SUMMARY – Case Number: C-07-190**

Name(s):	Kathleen L. Pa Catherine D. V			•
Order Number:	C-07-190-13-FO01 (Pace) C-07-190-13-FO02 (Wiseman)			
Effective Date:	January 9, 2013 (Pace) January 10, 2013 (Wiseman)			
License Number: Or NMLS Identifier [U/L] License Effect:	N/A  (Revoked, suspended, stayed, application denied or withdrawn) If applicable, you must specifically note the ending dates of terms.  Prohibited from participation in the conduct of the affairs of any escrow agent subject to licensure by the Director, or any company exempt from licensure under the EARA.			
Not Apply Until:	The end of time.			
Not Eligible Until:	The end of time.			
Prohibition/Ban Until:	The end of time.			
<b>Investigation Costs</b>	\$0	Due	Paid Y N	Date
Fine	\$0	Due	Paid Y N	Date
Assessment(s)	\$0	Due	Paid N	Date
Restitution	\$0	Due	Paid N	Date
Judgment	\$0	Due	Paid N N	Date
Satisfaction of Judgment Filed?  No. of Victims:		□Y □N ⊠N	/A	
Comments:				

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#### STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS **DIVISION OF CONSUMER SERVICES**

IN THE MATTER OF DETERMINING whether there has been a violation of the Escrow Agent Registration Act of Washington by:

CATHERINE D. WISEMAN,

NO. C-07-190-13-FO02

FINAL ORDER

Respondent.

#### I. **DIRECTOR'S CONSIDERATION**

A. <u>Default</u>. This matter has come before the Director of the Department of Financial Institutions of the State of Washington (Director), through his designee, Consumer Services Division Director Deborah Bortner (Director's designee), pursuant to RCW 34.05.440(1). On March 18, 2011, the Director, through the Director's designee, issued a Statement of Charges and Notice of Intent to Enter an Order to Prohibit from Industry (Statement of Charges) against Catherine Diane Wiseman (Respondent). A copy of the Statement of Charges is attached and incorporated into this order by this reference. The Statement of Charges was accompanied by a cover letter dated March 18, 2011, a Notice of Opportunity to Defend and Opportunity for Hearing, and a blank Application for Adjudicative Hearing for Respondent (collectively, accompanying documents).

On March 18, 2011, the Department served Respondent with the Statement of Charges and accompanying documents by First-Class mail and Federal Express overnight delivery. On March 21, 2011, the documents sent by Federal Express overnight delivery were delivered. The documents sent by First-Class mail were not returned to the Department by the United States Postal Service.

Respondent did not request an adjudicative hearing within twenty calendar days after the Department served the Notice of Opportunity to Defend and Opportunity for Hearing, as provided for in WAC 208-08-050(2).

B. Record Presented. The record presented to the Director's designee for her review and for entry of a final decision included the Statement of Charges, accompanying documents, and documentation for service.

C. <u>Factual Findings and Grounds for Order</u>. Pursuant to RCW 34.05.440(1), the Director's designee hereby adopts the attached Statement of Charges.

#### II. FINAL ORDER

Based upon the foregoing,

#### A. IT IS HEREBY ORDERED, that:

- Respondent Catherine Diane Wiseman is prohibited from participation in the conduct of the
  affairs of any escrow agent subject to licensure by the Director, or any company exempt from
  licensure under the Escrow Agent Registration Act, in any capacity.
- B. Reconsideration. Pursuant to RCW 34.05.470, Respondent has the right to file a Petition for Reconsideration stating the specific grounds upon which relief is requested. The Petition must be filed in the Office of the Director of the Department of Financial Institutions by courier at 150 Israel Road SW, Tumwater, Washington 98501, or by U.S. Mail at P.O. Box 41200, Olympia, Washington 98504-1200, within ten (10) days of service of the Final Order upon Respondent. The Petition for Reconsideration shall not stay the effectiveness of this order nor is a Petition for Reconsideration a prerequisite for seeking judicial review in this matter.

A timely Petition for Reconsideration is deemed denied if, within twenty (20) days from the date the petition is filed, the agency does not (a) dispose of the petition or (b) serve the parties with a written notice specifying the date by which it will act on a petition.

- C. <u>Stay of Order</u>. The Director's designee has determined not to consider a Petition to Stay the effectiveness of this order. Any such requests should be made in connection with a Petition for Judicial Review made under chapter 34.05 RCW and RCW 34.05.550.
- D. <u>Judicial Review</u>. Respondent has the right to petition the superior court for judicial review of this agency action under the provisions of chapter 34.05 RCW. For the requirements for filing a Petition for Judicial Review, see RCW 34.05.510 and sections following.

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E. <u>Service</u>. For purposes of filing a Petition for Reconsideration or a Petition for Judicial Review, service is effective upon deposit of this order in the U.S. mail, declaration of service attached hereto.

DATED this 10 day of January, 2013.



STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS

DEBORAH BORTNER

Director, Division of Consumer Services

#### 1 STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS **DIVISION OF CONSUMER SERVICES** 2 IN THE MATTER OF DETERMINING 3 NO. C-07-190-07-SC01 whether there has been a violation of the 4 Escrow Agent Registration Act of STATEMENT OF CHARGES and NOTICE OF Washington by:

CATHERINE D. WISEMAN,

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Respondent.

INTENT TO PROHIBIT FROM INDUSTRY

#### INTRODUCTION

Pursuant to RCW 18.44.410 and RCW 18.44.430, the Director of the Department of Financial Institutions (Director) is responsible for the administration of chapter 18.44 RCW, the Escrow Agent Registration Act (Act). After having conducted an investigation pursuant to RCW 18.44.420 and WAC 208-680G-020, and based upon the facts available as of the date of this document, the Director, through his designee, Division of Consumer Services Director Deborah Bortner, institutes this proceeding and finds as follows:

#### I. FACTUAL ALLEGATIONS

- 1.1 Respondent Catherine Diane Wiseman (Respondent Wiseman) was licensed with the Department of Financial Institutions (Department) as the Designated Escrow Officer (DEO) for Exceptional Escrow Corp. on or about August 18, 1994, license number 540-DO-21153. Respondent Wiseman was the owner and president of the company, and remained the licensed DEO until on or about June 22, 2007, when she voluntarily surrendered her license. Respondent Wiseman also was a Limited Practice Officer (LPO), license number 1085, certified by the Washington State Bar Association to select, prepare and complete documents for use in closing loans. Respondent Wiseman voluntarily cancelled her LPO license on or about September 10, 2007.
- **Exceptional Escrow Corp.** (Exceptional) was licensed by the Department as an Escrow Agent on or about August 18, 1994, license number 540-EA-18585. Exceptional had a main office located in Renton, and two licensed branch offices, one in Bonney Lake, license number 28769, and one in North Bend, license number 26003. The company closed on or about June 22, 2007.

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STATEMENT OF CHARGES No. C-07-190-07-SC01 Catherine D. Wiseman

DEPARTMENT OF FINANCIAL INSTITUTIONS Division of Consumer Services PO Box 41200 Olympia, WA 98504-1200 (360) 902-8703

(360) 902-8703

1	IV. NOTICE OF INTENT TO ENTER ORDER			
2	Respondent Wiseman's violations of the provisions of Chapter 18.44 RCW, as set forth in the above Factual			
3	Allegations, Grounds for Entry of Order, and Authority to Impose Sanctions, constitute a basis for the entry of an			
4	Order under RCW 18.44.410 and 18.44.430. Therefore, it is the Director's intent to order that:			
5	<b>4.1</b> Respondent Catherine D. Wiseman be prohibited from participation in the conduct of the affairs of any company licensed by the Department under the Act, or exempt from licensing under			
6	the Act, in any capacity.			
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8	V. AUTHORITY AND PROCEDURE			
9	This Statement of Charges and Notice of Intent to Prohibit from Industry is entered pursuant to the			
10	provisions of RCW 18.44.410 and RCW 18.44.430, and is subject to the provisions of Chapter 34.05 RCW.			
11	Respondent may make a written request for a hearing as set forth in the NOTICE OF OPPORTUNITY TO			
12	DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of Charges.			
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14	Dated this 18 <sup>th</sup> day of March 2011.			
15	/S/			
16	DEBORAH BORTNER Director, Division of Consumer Services			
17	Department of Financial Institutions			
18	Presented by:			
19				
20	ANTHONY W. CARTER			
21	Enforcement Attorney			
22	Approved by:			
23				
24	JAMES R. BRUSSELBACK			
25	Enforcement Chief			
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IN THE MATTER OF DETERMINING whether there has been a violation of the 4

KATHLEEN L. PACE,

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Escrow Agent Registration Act of Washington by:

NO. C-07-190-13-FO01

FINAL ORDER

Respondent.

#### I. <u>DIRECTOR'S CONSIDERATION</u>

STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS

DIVISION OF CONSUMER SERVICES

A. Default. This matter has come before the Director of the Department of Financial Institutions of the State of Washington (Director), through his designee, Consumer Services Division Director Deborah Bortner (Director's designee), pursuant to RCW 34.05.440(1). On March 18, 2011, the Director, through the Director's designee, issued a Statement of Charges and Notice of Intent to Enter an Order to Prohibit from Industry (Statement of Charges) against Kathleen Laverne Pace (Respondent). A copy of the Statement of Charges is attached and incorporated into this order by reference. The Statement of Charges was accompanied by a cover letter dated March 18, 2011, a Notice of Opportunity to Defend and Opportunity for Hearing, and a blank Application for Adjudicative Hearing for Respondent (collectively, accompanying documents).

On March 18, 2011, the Department served Respondent with the Statement of Charges and accompanying documents by First-Class mail. On March 30, 2011, the Department received a completed Application for Adjudicative Hearing wherein Respondent noted that she did not request a formal hearing in this matter.

Respondent did not request an adjudicative hearing within twenty calendar days after the Department served the Notice of Opportunity to Defend and Opportunity for Hearing, as provided for in WAC 208-08-050(2).

B. Record Presented. The record presented to the Director's designee for her review and for entry of a final decision included the Statement of Charges, accompanying documents, the completed Application for Adjudicative Hearing, and documentation for service.

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1	C. Factual Findings and Grounds for Order. Pursuant to RCW 34.05.440(1), the Director's designee
2	hereby adopts the attached Statement of Charges.
3	II. <u>FINAL ORDER</u>
4	Based upon the foregoing,
5	A. IT IS HEREBY ORDERED that:
6 7	<ol> <li>Respondent Kathleen Laverne Pace is prohibited from participation in the conduct of the affairs of any escrow agent subject to licensure by the Director, or any company exempt from licensure by the Department under the Escrow Agent Registration Ace, in any capacity.</li> </ol>
8	B. Reconsideration. Pursuant to RCW 34.05.470, Respondent has the right to file a Petition for
9	Reconsideration stating the specific grounds upon which relief is requested. The Petition must be filed in the
10	Office of the Director of the Department of Financial Institutions by courier at 150 Israel Road SW,
11	Tumwater, Washington 98501, or by U.S. Mail at P.O. Box 41200, Olympia, Washington 98504-1200, within
12	ten (10) days of service of the Final Order upon Respondent. The Petition for Reconsideration shall not stay
13	the effectiveness of this order nor is a Petition for Reconsideration a prerequisite for seeking judicial review in
14	this matter.
15	A timely Petition for Reconsideration is deemed denied if, within twenty (20) days from the date the
16	petition is filed, the agency does not (a) dispose of the petition or (b) serve the parties with a written notice
17	specifying the date by which it will act on a petition.
18	C. Stay of Order. The Director's designee has determined not to consider a Petition to Stay the
19	effectiveness of this order. Any such requests should be made in connection with a Petition for Judicial
20	Review made under chapter 34.05 RCW and RCW 34.05.550.
21	D. <u>Judicial Review</u> . Respondent has the right to petition the superior court for judicial review of this
22	agency action under the provisions of chapter 34.05 RCW. For the requirements for filing a Petition for
23	Judicial Review, see RCW 34.05.510 and sections following.
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E. <u>Service</u>. For purposes of filing a Petition for Reconsideration or a Petition for Judicial Review, service is effective upon deposit of this order in the U.S. mail, declaration of service attached hereto.

DATED this \_\_\_\_\_ day of January, 2013.



## STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS

DEBORAH BORTNER
Director, Division of Consumer Services

# STATE OF WASHINGTON DEPARTMENT OF FINANCIAL INSTITUTIONS DIVISION OF CONSUMER SERVICES

IN THE MATTER OF DETERMINING whether there has been a violation of the Escrow Agent Registration Act of Washington by:

KATHLEEN L. PACE,

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NO. C-07-190-07-SC02

STATEMENT OF CHARGES and NOTICE OF INTENT TO ENTER AN ORDER TO PROHIBIT FROM INDUSTRY

Respondent.

#### INTRODUCTION

Pursuant to RCW 18.44.410 and RCW 18.44.430, the Director of the Department of Financial Institutions (Director) is responsible for the administration of chapter 18.44 RCW, the Escrow Agent Registration Act (Act). After having conducted an investigation pursuant to RCW 18.44.420 and WAC 208-680G-020, and based upon the facts available as of the date of this document, the Director, through his designee, Division of Consumer Services Director Deborah Bortner, institutes this proceeding and finds as follows:

#### I. FACTUAL ALLEGATIONS

1.1 Respondent Kathleen Laverne Pace (Respondent Pace) was licensed with the Department of Financial Institutions (Department) as an escrow officer for Exceptional Escrow Corp. (Exceptional) on or about February 28, 2006, license number 540-EO-29506. In April 2006, Respondent Pace became the Branch Designated Escrow Officer (BDEO), license number 540-BO-29506, for the Bellevue branch office of Exceptional. In August 2006, after the Bellevue branch office closed, Respondent Pace became the BDEO for the Bonney Lake branch office of Exceptional, retaining license number 540-BO-29506. On or about June 22, 2007, when Exceptional closed, Respondent Pace's license status was changed to inactive. Respondent Pace also was a Limited Practice Officer (LPO), license number 2472, certified to select, prepare and complete documents for use in closing loans. Respondent Pace changed her LPO license status to inactive on or about July 11, 2007, and voluntarily cancelled her LPO license on or about June 15, 2009.

1	<b>1.10</b> Respondent Pace did not file the 2 <sup>nd</sup> quarter 2006 Report Form, due July 30, 2006.
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3	<b>1.11</b> Respondent Pace filed the 3 <sup>rd</sup> quarter 2006 Report Form, due October 30, 2006, on or about December
4	29, 2006, almost two months late. The Report Form, signed by Respondent Pace on or about November 30,
5	2006, certified with respect to Part A that:
<ul><li>6</li><li>7</li></ul>	A. The trust account had been reconciled at least monthly during the reporting period; B. The trust account reconciliation had been completed within 30 days of the end of each month; and C. All accounting exceptions to the reconciliation had been verified and corrected.
8	As of April 30, 2007, there remained at least six accounting exceptions exceeding \$19,000 for the 3 <sup>rd</sup> quarter
9	of 2006.
10	<b>1.12</b> Respondent Pace further certified the 3 <sup>rd</sup> quarter 2006 Report Form with respect to Part B that:
11	A. There had been no material adverse change in the financial condition of Exceptional.
12	In June 2006, payroll checks drawn on the operating account, including Respondent Pace's own pay, had been
13	returned by the bank marked Non-Sufficient Funds. In addition, in August 2006, a lender had called
14	Respondent Pace seeking a reconveyance in an escrow transaction closed on Wiseman's property a year
15	earlier. The lender alleged that Wiseman had paid off a \$150,000 HELOC, but had failed to request that the
16	account be closed. Wiseman's husband subsequently made a draw on the HELOC, preventing the
17	reconveyance of the Deed of Trust.
18	<b>1.13</b> The 3 <sup>rd</sup> quarter 2006 Report Form was filed with the Department almost two months late.
19	<b>1.14</b> Respondent Pace filed the 4 <sup>th</sup> quarter 2006 Report Form on or about February 7, 2007, eight days late.
20	The Report Form, signed by Respondent Pace on or about February 5, 2007, certified that:
21   22	A. The trust account had been reconciled at least monthly during the reporting period; B. The trust account reconciliation had been completed within 30 days of the end of each month; and C. All accounting exceptions to the reconciliation had been verified and corrected.
23	As of April 30, 2007, there remained at least seven accounting exceptions exceeding \$51,000 for the quarter
24	ending December 31, 2006.
25	1.15 Respondent Pace further certified the 4 <sup>th</sup> quarter 2006 Report Form with respect to Part B that:

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1	A. There had been no material adverse change in the financial condition of Exceptional.
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3	In November 2006, Exceptional received a bill from a creditor for \$12,000 that the company was unable to
4	pay. Respondent Pace borrowed \$6,000 and made a partial payment to the creditor on the company's behalf.
5	1.16 Respondent Pace did not submit the 1 <sup>st</sup> quarter 2007 Report Form, due April 30, 2007. As of April 30,
6	2007, the Bonney Lake branch had at least 122 accounting exceptions exceeding \$3 million for the quarter
7	ending March 31, 2007.
8	II. GROUNDS FOR ENTRY OF ORDER
9	2.1 Unlicensed Activity: Based on the Factual Allegations set forth above, and by effecting escrow transactions
10	at the Renton office while not licensed for that location, Respondent Pace violated the provisions of
11	RCW 18.44.021, which makes it unlawful for any person to engage in business as an escrow agent within this
12	state unless that person holds a valid license issued by the Director.
13	2.2 Failure to Supervise: Based on the Factual Allegations set forth above, and by allowing an unlicensed
14	person to close escrow transactions at the Bonney Lake branch, Respondent Pace violated the provisions of RCW
15	18.44.071, which makes it unlawful for a BDEO to fail to supervise all persons performing escrow transactions at
16	a branch office.
17	<b>2.3 Failure to Reconcile:</b> Based on the Factual Allegations set forth above, and by failing to reconcile the trust
18	accounts at the Bonney Lake branch office, Respondent Pace violated the provisions of WAC 208-680E-011(8)
19	and (9), which require monthly three-way escrow account reconciliation.
20	<b>2.4 Failure to File:</b> Based on the Factual Allegations set forth above, and by failing to file Report Forms with
21	the Department, Respondent Pace violated the provisions of RCW 18.44.301(10), which in part prohibits any
22	designated escrow officer or employee from failing to file any report required by the Director.
23	<b>2.5 Late Filings:</b> Based on the Factual Allegations set forth above, and by failing to file Report Forms with the
24	Department within thirty days following the end of the fiscal quarter, Respondent Pace violated the provisions of
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1	WAC 208-680E-025. Pursuant to WAC 208-680E-025(3), failure to timely file the Report Form is a violation of
2	RCW 18.44.430.
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4	2.6 False Filings: Based on the Factual Allegations set forth above, and by filing false or misleading Report
5	Forms with the Department, Respondent Pace violated the provisions of RCW 18.44.301(7), which in part
6	prohibits any designated escrow officer or employee knowingly making any false or misleading report.
7	III. AUTHORITY TO IMPOSE SANCTIONS
8	<b>3.1 Authority to Prohibit from the Industry:</b> Pursuant to RCW 18.44.430(3), the Director may prohibit from
9	participating in the affairs of any licensed escrow agent any officer, controlling person, director, employee, or
10	licensed escrow officer found to have violated any provision of the Act.
11	IV. NOTICE OF INTENT TO ENTER ORDER
12	Respondent Pace's violations of the provisions of Chapter 18.44 RCW, as set forth in the above Factual
13	Allegations, Grounds for Entry of Order, and Authority to Impose Sanctions, constitute a basis for the entry of an
14	Order under RCW 18.44.410 and 18.44.430. Therefore, it is the Director's intent to ORDER that:
15 16	<b>4.1</b> Respondent Kathleen L. Pace be prohibited from participation in the conduct of the affairs of any company licensed by the Department under the Act, or exempt from licensing under the Act, in any capacity.
17	V. AUTHORITY AND PROCEDURE
18	This Statement of Charges and Notice of Intent to Prohibit from Industry (Statement of Charges) is
19	entered pursuant to the provisions of RCW 18.44.410 and RCW 18.44.430, and is subject to the provisions of
20	Chapter 33.05 RCW. Respondent may make a written request for a hearing as set forth in the NOTICE OF
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4	OPPORTUNITY TO DEFEND AND OPPORT	TUNITY FOR HEARING accompanying this Statement of
5	Charges.	
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7	Dated this 18 <sup>th</sup> day of March 2011.	
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9		<u>/s/</u> DEBORAH BORTNER
10		Director, Division of Consumer Services
11		Department of Financial Institutions
12		
13	Presented by:	
14	<u>/s/</u>	
15	ANTHONY W. CARTER Enforcement Attorney	
16	Emorcement Attorney	
17	Approved by:	
18	/s/	
19	JAMES R. BRUSSELBACK Enforcement Chief	
20	Emorcement Ciner	
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