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

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

C-12-1020-12-TD01

HARTMAN ESCROW, INC. and
LORI L. ANDREW,
Owner and Designated Escrow Officer,

TEMPORARY ORDER TO
CEASE AND DESIST

Respondents.

9 THE STATE OF WASHINGTON TO: HARTMAN ESCROW, INC.
10 LORI L. ANDREW

11 COMES NOW the Director of the Washington State Department of Financial Institutions
12 (Director), by and through his designee Deborah Bortner, Division Director, Division of Consumer
13 Services (designee), and finding that the public interest will be irreparably harmed by delay in issuing
14 an order to cease and desist, enters this temporary order to cease and desist pursuant to chapter 18.44
15 RCW, the Escrow Agent Registration Act (Act), based on the following findings:

16 **I. FACTUAL FINDINGS**

17 **1.1 Failure to Comply with Director's Authority.**

18 **A.** On or about July 10, 2012, the Department served Respondents with a Subpoena to Provide
19 Documents and Records requiring Respondents to provide the following records for the period of July 1,
20 2011, to the date of service:

- 21
- 22 1. All reconciliation records
 - 23 2. All trust account bank statements
 - 24 3. All trust account cancelled checks
 - 25 4. All general account bank statements
 5. All general account cancelled checks

1 Respondents were instructed to provide the records immediately unless otherwise agreed by the
2 Department in writing. Respondents provided some records related to their trust and general business
3 bank accounts and some reconciliation records, but did not provide reconciliation records for 6 of the 12
4 months they were to provide; including the most recent two-month period of May and June 2012. The
5 Department attempted to work with Respondents for several days to obtain the records that had not been
6 provided but was unsuccessful in obtaining them. On or about July 11, 2012, the Department notified
7 Respondents that the remainder of the required records must be provided on July 16, 2012, or a
8 Temporary Cease and Desist Order would be issued. Respondents, however, did not provide the records
9 and have not provided them to date.

11 **II. GROUNDS FOR ENTRY OF ORDER**

12 **2.1 Requirement to Comply with Director's Authority.** Based on the Factual Allegations set
13 forth in Section I above, Respondents are in apparent violation of RCW 18.44.400(1) and RCW
14 18.44.420(2) by failing to provide documents and other materials subpoenaed by the Director.

15 **III. AUTHORITY TO ISSUE TEMPORARY ORDER TO CEASE AND DESIST**

16 **3.1 Authority to Issue Temporary Order to Cease and Desist.** Pursuant to RCW 18.44.440, the
17 Director is authorized to issue a temporary order to cease and desist whenever the Director makes a
18 finding, in writing, that the public interest will be irreparably harmed by delay in issuing a cease and
19 desist order.

21 **IV. ORDER**

22 Based on the above Factual Findings, Grounds for Entry of Order, and Authority to Issue
23 Temporary Order to Cease and Desist, and pursuant to RCW 18.44.440, the Director finds that the
24 public interest will be irreparably harmed by delay in issuing a cease and desist order. Therefore, the
25 Director ORDERS that:

1 4.1 Respondents Hartman Escrow, Inc. and Lori L. Andrew shall immediately cease and desist
2 from failing to provide the subpoenaed records to the Department.

3 4.2 Respondents Hartman Escrow, Inc. and Lori L. Andrew shall immediately provide the
4 Department with the following records for the period of July 1, 2011, to present:

- 5 1. All reconciliation records
- 6 2. All trust account bank statements
- 7 3. All trust account cancelled checks
- 8 4. All general account bank statements
- 9 5. All general account cancelled checks

10 4.3 Respondents Hartman Escrow, Inc. and Lori L. Andrew shall immediately cease and desist
11 from withdrawing any funds from any trust account, or wiring funds from any trust account, or issuing
12 checks or drafts from any trust account, or in any manner cause funds from any trust account to be
13 removed until such time as the Department receives the records set forth above and lifts this
14 Temporary Order to Cease and Desist.

15 4.4 This order shall take effect immediately and shall remain in effect unless set aside, limited, or
16 suspended in writing by an authorized court.

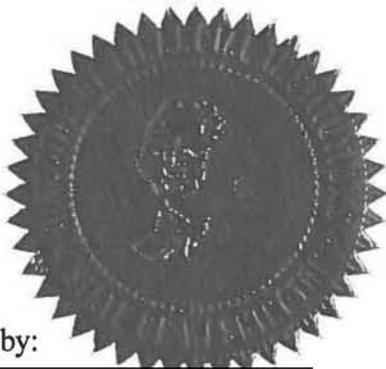
17 NOTICE

18 PURSUANT TO CHAPTER 18.44 RCW, YOU ARE ENTITLED TO A HEARING WITHIN
19 14 DAYS OF REQUEST TO DETERMINE WHETHER THIS ORDER SHALL BECOME
20 PERMANENT. IF YOU DESIRE A HEARING, THEN YOU MUST RETURN THE
21 ACCOMPANYING APPLICATION FOR ADJUDICATIVE HEARING, INCORPORATED HEREIN
22 BY THIS REFERENCE. FAILURE TO COMPLETE AND RETURN THE APPLICATION FOR
23 ADJUDICATIVE HEARING FORM SO THAT IT IS RECEIVED BY THE DEPARTMENT OF
24 FINANCIAL INSTITUTIONS WITHIN 20 DAYS OF THE DATE THAT THIS ORDER WAS
25 SERVED ON YOU WILL CONSTITUTE A DEFAULT AND WILL RESULT IN THE LOSS OF

1 YOUR RIGHT TO A HEARING AND THE ENTRY OF A PERMANENT ORDER TO CEASE AND
2 DESIST ON THE 21ST DAY FOLLOWING SERVICE OF THIS ORDER UPON YOU. SERVICE ON
3 YOU IS DEFINED AS POSTING IN THE U.S. MAIL, POSTAGE PREPAID, TO YOUR LAST
4 KNOWN ADDRESS.

5 WITHIN 10 DAYS AFTER YOU HAVE BEEN SERVED WITH THIS TEMPORARY
6 ORDER TO CEASE AND DESIST, YOU MAY APPLY TO THE SUPERIOR COURT IN THE
7 COUNTY OF YOUR PRINCIPAL PLACE OF BUSINESS FOR AN INJUNCTION SETTING
8 ASIDE, LIMITING, OR SUSPENDING THIS ORDER PENDING THE COMPLETION OF THE
9 ADMINISTRATIVE PROCEEDINGS PURSUANT TO THIS NOTICE.

11 DATED this 18th day of July, 2012.



12 [Redacted signature area]

13
14 DEBORAH BORTNER
15 Director
16 Division of Consumer Services
17 Department of Financial Institutions

16 Presented by:

17 [Redacted signature area]

18
19 STEVEN C. SHERMAN
20 Financial Legal Examiner Supervisor

20 Approved by:

21 [Redacted signature area]

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23 CHARLES E. CLARK
24 Enforcement Chief