

FILED

APR 04 2022

DEPT. OF REAL ESTATE

By 

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8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE
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12 To:

) No. H-42207 LA
)

13 GLENIS L. CARDONA, d.b.a.
14 Golden Escrow – A Non-Independent
15 Broker Escrow,
16 Respondent.

) ORDER TO DESIST AND
) REFRAIN
) (B&P Code Section 10086)
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)

17 The Commissioner (“Commissioner”) of the California Department of Real Estate
18 (“Department”) caused an investigation to be made of the activities of GLENIS L. CARDONA,
19 d.b.a. GOLDEN ESCROW - A NON-INDEPENDENT BROKER ESCROW, a.k.a. “Golden
20 Escrow-A Non Independent Broker Escrow” and “Golden Escrow” (“Respondent”). Based on
21 that investigation, the Commissioner has determined that Respondent has violated the exemption
22 for real estate brokers performing in house escrows for their own brokered sales and loans
23 pursuant to California Financial Code section 17006(a)(4) (“Financial Code”). Furthermore,
24 based on the investigation, the Commissioner hereby issues the following Findings of Fact,
25 Conclusions of Law, and Desist and Refrain Order under the authority of California Business and
26 Professions Code (“Code”) section 10086.
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1 Whenever acts referred to below are attributed to Respondent, those acts are
2 alleged to have been done by Respondent, acting by herself/itself, or by and/or through one or
3 more agents, associates, affiliates, and/or co-conspirators, or other names or fictitious names
4 unknown at this time.

5 FINDINGS OF FACT

6 1. From on or about September 8, 1998 through September 20, 2001, Respondent
7 GLENIS L. CARDONA was licensed and/or had license rights issued by the Department as a
8 real estate salesperson. On or about September 21, 2001, Respondent was licensed and/or had
9 license rights issued by the Department as a real estate broker (License ID 01243341).
10 Respondent's broker license is set to expire on September 20, 2025, unless renewed.

11 2. On or about May 8, 2019, Respondent filed a Fictitious Business Name
12 Statement with the Los Angeles County Recorder's Office, registering Golden Escrow-A Non
13 Independent Broker Escrow as a fictitious business name.

14 3. In or about March and April 2020, Respondent conducted third party escrow
15 services for a second mortgage filed on a property located in Los Angeles at 4116 Kenway
16 Avenue when Respondent was not performing acts in the course of, or incidental to, the said real
17 estate transaction in which Respondent was an agent or party to the transaction and in which
18 Respondent was performing acts for which a real estate license is required.

19 4. In or about March and April 2020, Respondent conducted third party escrow
20 services for a second mortgage filed on a property located in Los Angeles at 3800 Olmsted
21 Avenue when Respondent was not performing acts in the course of, or incidental to, the said real
22 estate transaction in which Respondent was an agent or party to the transaction and in which
23 Respondent was performing acts for which a real estate license is required.

24 CONCLUSIONS OF LAW

25 5. Based on the Findings of Fact contained in Findings 1 through 4, Respondent,
26 acting by herself/itself, or by and/or through one or more agents, associates, affiliates, and/or co-
27 conspirators, or other names or fictitious names unknown at this time, conducted broker-

1 controlled escrow services. Said escrow services were not conducted incidental to real estate
2 transactions where the broker was a party or agent and where the broker was performing acts for
3 which a real estate license is required, in violation of Financial Code section 17006(a)(4).

4 DESIST AND REFRAIN ORDER

5 Based on the Findings of Fact and Conclusions of Law stated herein, GLENIS L.
6 CARDONA and GOLDEN ESCROW - A NON-INDEPENDENT BROKER ESCROW,
7 whether doing business under your own names, or any other names or fictitious names, ARE
8 HEREBY ORDERED to immediately desist and refrain from performing escrow services in
9 California unless and until you are in compliance with California Financial Code section
10 17006(a)(4).

11
12 DATED: 3.4.22

13 REAL ESTATE COMMISSIONER

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16 DOUGLAS R. McCAULEY
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20 cc: Glenis L. Cardona
21 3140 Indian Canyon Ct.
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