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8

9 BEFORE THE DEPARTMENT OF CORPORATIONS
10 OF THE STATE OF CALIFORNIA
11

12 In the Matter of the Petition for Reinstatement) Case No.: ALPHA
of:)
13) ORDER DENYING PETITION FOR
14 STACEY ANN MASPERO) REINSTATEMENT
15)
16)
17)
18)

19 TO: ATTORNEY GENERAL, STATE OF CALIFORNIA
Department of Justice
20 P.O. Box 944255
21 Sacramento, California 94244-2550

22 STACEY ANN MASPERO
23 5108 8TH Avenue
24 Los Angeles, California 90043

25 On April 20, 2006, Petitioner Stacey Ann Maspero (“Maspero”) filed a petition for
26 reinstatement (“petition”) of employment, management or control of an escrow agent, which
27 Petitioner was barred from effective January 13, 2003, pursuant to an Order barring Maspero from
28 any position of employment, management or control of any escrow agent. This Order was issued

1 pursuant to the Commissioner’s Decision to adopt the December 16, 2002 Proposed Decision of the
2 Administrative Law Judge (“Proposed Decision”) on January 13, 2003. The petition and written
3 argument having been considered, this agency finds that:

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

6 1. In the Proposed Decision, the Administrative Law Judge (“ALJ”) determined
7 that Maspero lacked credibility regarding her testimony for why she failed to disclose her past
8 conviction on the Statement of Identity and Employment Application (“Application”) Wilshire
9 Escrow Company (“Wilshire”) submitted to the Department of Corporations, which was completed
10 and signed by Maspero under penalty of perjury. Maspero claimed that she did not disclose her past
11 conviction by mistake due to her negligence and ignorance in not reading the question carefully and
12 still maintains this position in her petition. The ALJ determined that Maspero was unfit to work as
13 an escrow assistant, among other reasons, because negligence and ignorance are unacceptable
14 characteristics of representatives in the escrow industry.

15 2. Petitioner has been barred a little more than three years as of the date of the
16 petition. Insufficient time has passed to determine proper rehabilitation given the nature of the
17 violations.

18 3. The only proof of rehabilitation the Petitioner offers are her own self-serving
19 statements, including that she is a very honest person with high standards and good morals. The
20 only evidence submitted in support of this are letters from two previous employers: 1) one employer
21 Maspero worked with in 1989 through 1996; and 2) the November 25, 2002 letter from Wilshire that
22 Maspero was unable to admit as evidence at the Administrative Hearing. There is no outside,
23 independent corroborating evidence. Moreover, the two letters reflect Maspero’s behavior during
24 employment in the past and prior to her bar from the escrow industry. No current evidence of
25 rehabilitation has been provided.

26 4. Petitioner has attempted no education or other form of assistance that could
27 have benefited her in a rehabilitation process or otherwise demonstrated that she possesses the skills,
28 knowledge and integrity necessary to prevent violations of the escrow law.

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5. Petitioner has not accepted full responsibility for her failure to disclose her past conviction and is still making excuses for her behavior.

WHEREFORE, IT IS ORDERED that the Petition be denied.

Dated: January 4, 2007
Los Angeles, California

PRESTON DuFAUCHARD
California Corporations Commissioner

By _____
Kathleen Partin
Special Administrator, Escrow Law