

No. 2017- 5001

**OFFICIAL ORDER
of the
TEXAS COMMISSIONER OF INSURANCE**

Date: MAR 27 2017

Subject Considered:

Lesley Karen Williams
17526 Klamath Falls
Round Rock, Texas 78681

CONSENT ORDER

SOAH Docket No. 454-12-2825.c
TDI Enforcement File No. 1046

General remarks and official action taken:

The commissioner of insurance considers whether disciplinary action should be taken against Lesley Karen Williams.

WAIVER AND RESERVATION

Lesley Karen Williams acknowledges that the Texas Insurance Code and other applicable law provide certain rights. Ms. Williams waives all of these rights, and any other applicable procedural rights, in consideration of the entry of this consent order. Pursuant to Tex. Ins. Code Section 82.055(b), Ms. Williams agrees to this consent order with the express reservation that she does not admit to a violation of any provision of the Insurance Code or rule or regulation of the department, and maintains the existence of any violation is in dispute.

FINDINGS OF FACT

1. Ms. Williams holds an escrow officer license issued by TDI to close transactions in the name of North American Title Company.
2. In 2006 and 2007, Ms. Williams and North American closed a series of real estate transactions concerning large tracts of land and a group of related entities.

3. In one transaction for which Ms. Williams was responsible, she disbursed funds to an entity related to the borrower based on instructions of the borrower but failed to show the specific disbursement on the settlement statement, and transferred funds from the guaranty file associated with this transaction to another guaranty file without documenting the transfer for this transaction.
4. In a second transaction for which Ms. Williams was responsible, the receipts and disbursements ledger shows items that were not disclosed on the settlement statement. Ms. Williams also transferred funds from the guaranty file associated with this transaction to another guaranty file without documenting the transfer for this transaction.
5. In a third transaction for which Ms. Williams was responsible, she revised the settlement statement based on the instructions of the second lien holder and failed to provide to the first lien lender the final settlement statement.
6. In a fourth transaction for which Ms. Williams was responsible, she transferred funds from the guaranty file associated with this transaction to another guaranty file without documenting the transfer for this transaction.
7. In a fifth transaction for which Ms. Williams was responsible, the receipts and disbursements ledger shows items that were not disclosed on the settlement statement. Ms. Williams also transferred funds to the guaranty file associated with this transaction from another guaranty file without documenting the transfer for this transaction.

CONCLUSIONS OF LAW

1. The commissioner has jurisdiction over this matter pursuant to TEX. INS. CODE §§ 82.051 – 82.056, 84.021 – 84.022, 2652.201, and 2702.053; 28 TEX. ADMIN. CODE § 9.1 adopting the *Texas Title Insurance Basic Manual* (Basic Manual); and TEX. GOV'T CODE §§ 2001.051 – 2001.178.
2. The commissioner has the authority to dispose of this case informally pursuant to TEX. GOV'T CODE § 2001.056, TEX. INS. CODE § 82.055, and 28 TEX. ADMIN. CODE § 1.47.
3. Ms. Williams violated Title 11 of the Texas Insurance Code, as contemplated by TEX. INS. CODE §§ 2652.201(1) and 2702.053.

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4. Ms. Williams did not document in each file transfers between guaranty files, in violation of rule 12 of the Basic Manual Minimum Escrow Procedures and Internal Controls.
5. Ms. Williams failed to provide revised, final settlement statements to lenders, in violation of rule 18 of the Basic Manual Minimum Escrow Procedures and Internal Controls.

The commissioner orders Lesley Karen Williams to pay an administrative penalty of \$3,000. The administrative penalty must be paid in full on or before 14 days from the entry date of this Order. The administrative penalty shall be paid by cashier's check or money order made payable to the "State of Texas" and transmitted to the Texas Department of Insurance, Attn: Enforcement Section, Division 40111, MC 9999, P.O. Box 149104, Austin, Texas 78714-9104.



David C. Mattax
Commissioner of Insurance
~~By: Kevin Brady, Deputy Commissioner~~
~~Delegation Order 4506~~

APPROVED AS TO FORM AND CONTENT:



Casey Seeboth, Staff Attorney
Texas Department of Insurance

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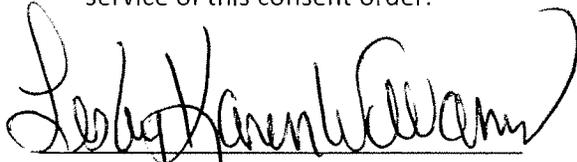
STATE OF Texas §
COUNTY OF Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared the affiant, who being duly sworn by me, testified as follows:

"My name is Lesley Karen Williams. I am of sound mind, capable of making this affidavit, and I have personal knowledge of the facts stated herein.

"I waive rights provided by the Texas Insurance Code and other applicable law and acknowledge the jurisdiction of the commissioner.

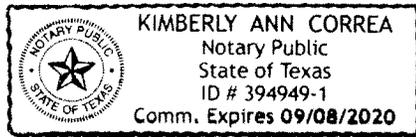
"I voluntarily enters into this consent order, and consent to the issuance and service of this consent order."



Affiant

SWORN TO and SUBSCRIBED before me on 3/14/17, 2017.

[notary seal]





Notary Public