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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-08-223-10-TD01

AVISTA ESCROW SERVICES, LLC,  
DOUGLAS A. HUNTINGTON, 40% Owner,  
SCOTT T. HUNTINGTON, 35% Owner, and  
LENNIE L. MUELLER, 25% Owner and  
Designated Escrow Officer,

TEMPORARY ORDER TO  
CEASE AND DESIST

Respondents.

THE STATE OF WASHINGTON TO:

AVISTA ESCROW SERVICES, LLC  
DOUGLAS A. HUNTINGTON  
SCOTT T. HUNTINGTON  
LENNIE L. MUELLER

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

**I. FACTUAL FINDINGS**

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

A. On or about December 2, 2009, while Statement of Charges C-08-223-08-SC01 was pending, the  
Department conducted a follow-up examination of Respondents' books and records. As a result of that  
examination, on December 12, 2009, the Department instructed Respondents to provide a copy of four  
specific escrow filed: 20081096, 20081097, 20081102, and 20081107. Respondents were instructed to  
provide the files by December 17, 2009. To date, these files have not been provided by Respondents.



1 **IV. ORDER**

2 Based on the above Factual Findings, Grounds for Entry of Order, and Authority to Issue  
3 Temporary Order to Cease and Desist, and pursuant to RCW 18.44.400, the Director finds that the public  
4 interest will be irreparably harmed by delay in issuing a cease and desist order. Therefore, the Director  
5 ORDERS that:

6 **4.1** Respondents Avista Escrow Services, LLC, Douglas A. Huntington, Scott T. Huntington, and  
7 Lennie L. Mueller shall immediately cease and desist from conducting business as an Escrow Agent .

8 **4.2** Respondent Lennie Mueller shall immediately cease and desist from conducting business as an  
9 Escrow Officer.

10 **4.3** Respondents Avista Escrow Services, LLC, Douglas A. Huntington, Scott T. Huntington, and  
11 Lennie L. Mueller shall immediately provide all escrow files previously requested, directed, or subpoenaed  
12 by the Director.

13 **4.4** This order shall take effect immediately and shall remain in effect unless set aside, limited, or  
14 suspended in writing by an authorized court.

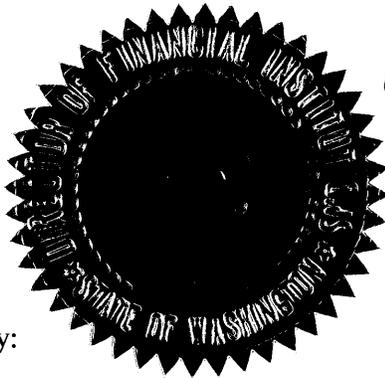
15 **NOTICE**

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

1 AS POSTING IN THE U.S. MAIL, POSTAGE PREPAID, TO YOUR LAST KNOWN ADDRESS. BE  
2 ADVISED THAT DEFAULT WILL RESULT IN THIS ORDER TO CEASE AND DESIST BECOMING  
3 PERMANENT ON THE 21ST DAY FOLLOWING SERVICE OF THIS ORDER UPON YOU.

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5 WITHIN TEN 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.

10 DATED this 20<sup>th</sup> day of April, 2010.



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

17 Presented by:

18 

19 STEVEN C. SHERMAN  
20 Financial Legal Examiner

21 Approved by:

22 

23 JAMES R. BRUSSELBACK  
24 Enforcement Chief