# Escrow and Title Services

Last Updated: 10/27/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|---|---|---|---|---|---|
| California Title Company | Diana Rafeedie | 100 N. First St. Ste. 404<br>Burbank, CA 91502 | 626.675.1009 | Diana 626.675.1009 | diana@speedyrafeedie.com |
| Central Escrow Group, Inc. | Sheryl Yang<br>Raymond Bustos | 1675 Hanover Rd.<br>Rowlands Heights, CA 91748 | 626.363.6888 | Sheryl 213.513.1999 | sheryl.yang@centralescrowgroup.com<br>raymond.bustos@centralescrowgroup.com |
| Champion Escrow, Inc. | Jacqueline Cheou | 9655 Las Tunas Dr.<br>Temple City, CA 91780 | 626.656.8788 | | jc@championescrow.com |
| Chicago Title | Chris Shevlin | 500 N. Brand Blvd. 2nd Floor<br>Glendale, CA 91203 | 800.880.9124 | Chris 626.222.4480 | shevlinc@ctt.com |
| Corinthian Title Company | Theresa Lam | 20955 Pathfinder Rd. #308<br>Diamond Bar, CA 91765 | 888.828.8490 | Theresa 626.715.2769 | tlam@corinthiantitle.com |
| Design Escrow, Inc. | Alexis Ostensen<br>Yolanda Vidales | 225 E. Santa Clara St. #130<br>Arcadia, CA 91006 | 626.445.6137 | | alexiso@designescrow.com<br>yvidales@designescrow.com |
| Fidelity National Title | Nicole Menard<br>My Trieu | 3760 Kilroy Airport Way #110<br>Long Beach, CA 90806 | 800.347.0800 | Nicole 626.688.6425<br>My 626.802.0065 | nicole.menard@fnf.com<br>mtprosearches@gmail.com |
| First American Title | Angie Tang | 207 Goode Ave. #410<br>Glendale, CA 91203 | 818.242.5800 | | titlebyangie@gmail.com |
| Huntington Escrow, Inc. | Claire Coyle | C/O Lagniappe Accoutning, Inc.<br>11701 Magnolia St.<br>Garden Grove, CA 92840 | 626.786.6370 | | claire@huntingtonescrow.com |
| Lawyers Title Co. | Nancy Chan<br>Eric Nestor | 7530 N. Glenoaks Blvd.<br>Burbank, CA 91504 | 800.747.7777 | Nancy 626.318.8897<br>Eric 626.616.7243 | nchan@ltic.com<br>eric.nestor@ltic.com |
| Lotus Escrow | Elia Fuentes | 55 E. Huntington Dr. Ste. 120<br>Arcadia, CA 91006 | 626.262.4333 | Elia 626.807.4333 | elia@lotusescrow.com |
| Mutual Escrow | Janna Tsai | 1225 S. Baldwin Ave.<br>Arcadia, CA 91007 | 626.297.9866 | | janna@mutualescrow.com |
| Premium Escrow, Inc. | Lysette Freeman | 150 N. Santa Anita Ave. Ste.110<br>Arcadia, CA 91006 | 626.446.8221 | | lysette@premiumescrow.com |
| Somerset Escrow, Inc. | Hector Gutierrez<br>Linda Gutierrez | 1306 Monte Vista Ave. Unit 9<br>Walnut, CA 91788 | 909.949.1445 | Hector 626.807.9248<br>Linda 310.968.5737 | hector@somersetescrow.com<br>gutierrez91108@gmail.com |
| Stewart Title | Matthew Luevano | 800 N. Brand Blvd. 9th Floor<br>Glendale, CA 91203 | 800.821.8685 | 626.429.4645 | matthew.luevano@stewart.com |
| Summit Escrow Corp. | Kitty Ip | 223 N. First Ave. Ste. 203<br>Arcadia, CA 91006 | 626.737.2661 | | kitty@summit-escrow.com |
| Ticor Title | Lucy Krappman<br>Kim A. Buchok | 801 N. Brand Blvd. Ste. 320<br>Glendale, CA 91201 | 800.390.2842 | Lucy 626.818.1096<br>Kim 626.893.5386 | lucy.krappman@ticortitle.com<br>kim.buchok@gmail.com |
| Viva Escrow, Inc. | Juliana Tu<br>Vanessa James | 60 Alta St. Ste. 102<br>Arcadia, CA 91006 | 626.304.3587 | Vanessa 626.679.7848 | julianat@vivaescrow.com<br>vanessa@vivaescrow.com |
| WFG National Title Company | Sage Gomez<br>Meihao Chang<br>Rafik Tadros | 700 N. Brand Blvd. Ste. 1100<br>Glendale, CA 91203 | 800.300.0775 | Sage 909.541.9740<br>Meihao 626.688.1025 | sage@wfgtitle.com rchang@wfgtitle.com<br>rtadros@wfgtitle.com |

# Insurance and Inspections

Last Updated: 10/27/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|---|---|---|---|---|---|
| American Home Shield | Pamela McSweeney | 618 Ranchito Rd.<br>Movnrovia, CA 91016 | 626.483.1742 | | pamela.mcsweeny@ahs.com |
| AMS Insurance Agency, Inc. | Mark Wu | 1015 Highcrest Rd.<br>Glendora, CA 91741 | 626.862.3352 | | markwuinsurance@yahoo.com |
| Benefits Store, Inc. | Roger Smith | P.O. Box 68 Orinda 94563 | 800.446.2663 | | affiliate@benefitsstore.com |
| Choice Home Warranty | Tyna Andrews | 2147 Route 27 South 4th Floor<br>Edison, NJ 00817 | 626.774.6369 | | tandrews@chwpro.com |
| Detail Property Inspection, Inc. | Orlagh Gao | 1125 E. Braodway Ste. 236<br>Glendale, CA 91205 | 818.553.8198 | | detailinspects@gmail.com |
| My NHD | Zabrina Carroll | 11000 Wilshire Blvd. #1426 Los<br>Angeles, CA 90024 | 619.318.0894 | | zabrina@mynhd.com |
| Dynasty Wealth Insurance Agency | Katy Guo | 713 W. Duarte Rd. G111<br>Arcadia, CA 91007 | 626.802.7536 | | dynastywealthinsurance@gmail.com |
| First Ameican Home Buyers | Sandi Franco | P.O. Box 10180<br>Van Nuys, CA 91410 | 800.698.0422 | 626.348.3046 | sfranco@firstam.com |
| First American Natural Hazard | Brandon Savransky | 2226 E St. La Verne, CA 91750 | 626.940.9716 | | bsavransky@firstam.com |
| Home Warranty of America | Yunita Wu | | 888.492.7359 | 213.880.4085 | ywu@hwahomewarranty.com |
| Morrison Plus Property Inspections | Duane Morrison | 504 E. Route 66 Ste. 102<br>Glendora, CA 91740 | 626.831.8862 | | duane@morrisoninspects.com |
| Old Republic Home Protection | Maria Howard | 2 Annabel Ln. #112<br>San Ramon, CA 94583 | 800.445.6999 | 626.372.4040 | mariah@orhp.com |
| State Farm Insurance | Sam Wright<br>Mary Hilliard | 528 E. Foothill Blvd.<br>Monrovia, CA 91016 | 626.359.5349 | Mary 626.912.1904 | sam.wright.b33g@statefarm.com<br>maryhilliard2000@yahoo.com |
| State Farm Insurance Agency | Sean Cheng | 767 N. Hill St. Ste. 109<br>Los Angeles, CA 90012 | 213.621.2526 | 323.384.6363 | sean@agentcheng.com |
| Villa Home Inspections | Tony Escamilla | 719 Mansfield Dr.<br>Claremont, CA 91711 | 626.415.8883 | 626.755.3683 | tony@inspectaproperty.com |

# Mortgage and Bank Loan

Last Updated: 10/27/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|---|---|---|---|---|---|
| All In Lending | Shiela Howard | 118 West Lime Ave Suite 104 Monrovia, CA 91016 | | 714.586.7959 | showard@clearmortgagecapital.com |
| Bruder Sohl Ventures, LLC. | Michael Sohl | 251 S. Lake Ave. Suite 800 Pasadena, CA 91101 | 626.318.1970 | | michael.sohl@supremelending.com |
| CitiBank | Michelle Alvarado<br>Lisa Lau | 237 S. Myrtle Ave. Monrovia, CA 91016 | 626.873.2537 | Michelle 626.622.2308<br>Lisa 626.688.6520 | michelle.alvarado@citi.com<br>lisa8.lau@citi.com |
| East West Bank | Phoebe Lew | 403 W. Valley Blvd. Alhambra, CA 91803 | 626.485.7209 | | phoebe.lew@eastwestbank.com |
| Guaranteed Rate | Gene Huang | 155 N. Lake Ave. Ste. 800 Pasadena, CA 91101 | 626.818.5578 | | gene.huang@rate.com |
| J.P. Morgan Chase Bank | Bryant T. Smith | 2121 Rosecrans Ave. #2300 El Segundo, CA 90245 | 310.341.1913 | 602.505.0176 | bryant.t.smith@chase.com |
| Journey Mortgage Advisors | Scott Shimamoto | 99 Pasadena Ave. #10C-A South Pasadena, CA 91030 | 626.399.1525 | | scott@journeymac.com |
| New Aim Funding | Cosmo Sanchez | 8050 E. Florence Ave. Ste. 26 Downey, CA 90240 | 844.809.5194 | 626.497.9002 | cosmo@newaimfundinginc.com |
| New Omni Bank, N.A. | Wen Francis Liu | 1235 S. Garfield Ave. Alhambra, CA 91801 | 626.284.5555 | 626.818.6510 | fliu@newomnibank.com |
| Oak Tree Home Loan and Finance | Vincent Dudziak | 790 E. Colorado Blvd. 9th Floor Pasadena, CA 91101 | 626.396.9188 | 626.497.8339 | vincent@oaktreeloan.com |
| Prestige Capital Inc. | Tracy Shaw | 41 W. Live Oak Ave. Arcadia, CA 91006 | 626.758.0588 | | tracy@prestigecapitallend.com |
| Prime Lending | Larry Davis | 124 N. Glendora Ave. #101 Glendora, CA 91741 | 626.664.3106 | | ldavis@primelending.com |
| Rate | Chris Haun | 10535 Foothill Blvd. Ste.#340 Rancho Cucamonga, CA | 909.244.1093 | 626.315.0563 | chris.haun@rate.com |
| Rate One Financial, Inc. | Pete Katsafados | 696 E. Colorado Blvd. #205 Pasadena, CA 91101 | 818.284.6480 | 626.991.0412 | pete@rateonefinancial.com |
| Reverse Mortgage Educators | Ryan Kleis | 17875 Von Karman Ave. Ste. 150 Irvine, CA 92614 | 800.800.2190 | 714.609.0196 | ryan@reversemortgageeducators.com |
| SMPL Mortgage | Kalmoune Antoun | 99 S. Lake Ave. Ste. 201 Pasadena, CA 91101 | 626.583.1623 | 626.437.1721 | kal@smplmortgage.com |
| The Money Store | Diane Balsamo<br>Darrel Miller<br>Nikki Felix | 100 W. Lemon Ave. #102 Monrovia, CA 91016 | 661.237.8989 | Diane 626.755.5764<br>Nikki 626.233.1144 | dianebalsamo@gmail.com<br>dmiller@themoneystore.com<br>nfelix@themoneystore.com |
| Transglobal Lending | Ivan Tang | 185 W. Chestnut Ave. Monrovia, CA 91016 | 626.447.7888 | 626.501.2556 | ivan.tang@transglobalus.com |
| Worthington Mortgage | Josh Moran | 303 Williams Ave. SW Ste. 1331 Huntsville, AL 35801 | 800.288.5851 | 626.808.8083 | jmoran@worthingtonmortgage.com |

# Other Affiliates

pdated: 10/27/26

| Business | Contact | Address | Office Number | Contact's Number | E-mail |
|---|---|---|---|---|---|
| Andy Lu Photography | Andy Lu | 2174 Goodall Ave.<br>Duarte, CA 91010 | | 626.400.9609 | keiyustudio@gmail.com |
| Asset Preservation, Inc. | Stephanie Kelsey | 525 N. Brand Blvd.<br>Glendale, CA 91203 | 800.282.1031 | 310.508.7367 | stephanie@apiexchange.com |
| Cara Lam - Community Investor | Cara Lam | 1928 Tyler Ave.<br>South El Monte, CA 91733 | 626.328.8139 | | planforbest20@gmail.com |
| CAREPA | Lucia Tam | P.O. Box 1435<br>San Gabriel, CA 91776 | 626.203.2904 | 626.221.2888 | luciatam@yahoo.com |
| Cutco Closing Gifts | Deanna Scortino | 137 North Central Ave. #109<br>Glendale, CA 91202 | 323.687.8287 | | thecutcogal@gmail.com |
| Downstream Exchange Company | Tony Phillips | 909 E. Green St.<br>Pasadena, CA 91106 | 626.793.9131 | | caphillips@downstreamexchange.com |
| Exeter 1031 Exchange | Alineh Mouradian | 2235 N. Parish Pl.<br>Burbank, CA 91504 | 213.254.2413 | 213.792.0820 | amouradian@exeterco.com |
| First American Exchange Company | Ricky Corbera | 385 E. Colorado Blvd. Ste. 205<br>Pasadena, CA 91101 | 310.579.7645 | | rcorbera@firstam.com |
| Green Home Solutions SGV | Kirtan Patel | 319 Shorey Dr.<br>Glendora, CA 91741 | | 626.219.2717 | kirtan.patel@greenhomesolutions.com |
| Good Luck Universe, Inc. | Alex Zi | 300 S. Garfield Ave. Ste. 104<br>Monterey Park, CA 91754 | 626.872.6682 | | goodluck@masteralexzi.com |
| Kong Financial Services | Cuong Thuyen | 2181 E. Foothill Blvd. Ste. 204<br>Pasadena, CA 91107 | 626.921.6883 | | cthuyen@kongfinancial.com |
| LifeWave | Frances Harsono | 825 Fariview Ave.<br>Arcadia, CA 91007 | 626.757.1583 | | frances_harsono@yahoo.com |
| Marketing & Photography by Kasi Liz | Kasi L. Hyrapett | 1864 E. Washington Blvd.#208<br>Pasadena, CA 91104 | | 626.221.2222 | hello@kasiliz.com |
| Midnight Owl Group | Alexa Khan | 1005 E. Las Tunas Dr. Suite 410<br>San Gabriel, CA 91775 | 310.773.8061 | 310.437.9979 | alexa@midnightowlgroup.com |
| Mobile Studio Headshot | Jessica Garcia | 18847 Cabral St.<br>Santa Clarita, CA 91351 | 818.817.1907 | | mobilestudioheadshot@gmail.com |
| Primerica | Sam Yue | 721 Nevada St. #301A<br>Redlands, CA 92373 | 828.656.1168 | 626.230.7192 | syue@primerica.com |
| Radiko, LLC. | PeiFen Ko | 251 S. Lake Ave. 8th Floor<br>Pasadena, CA 91101 | | 818.437.5712 | peifen@radiko.us |
| Robert Hall & Associates | Michael DiLisio | 300 W. Glenoaks Blvd.<br>Glendale, CA 91202 | 818.242.4888 | 781.248.0942 | mdilisio@roberthalltaxes.com |
| Safe Path for Seniors | Steve Sciurba | 349 N. Barranca Ave.<br>Glendora, CA 91741 | 626.387.9889 | 626.999.6913 | steve@safepathforseniors.com |

| Business | Contact | Address | Office Number | Contact's Number | E-mail |
|---|---|---|---|---|---|
| Tidy Robin Cleaning Co. | Adriana Morgan | 2041 Gladstone St. Unit K Glendora, CA 91740 | 909.830.8900 | 818.941.5388 | tidyrobincleaningco@gmail.com |
| Western Supreme Rooter | Steven Carrillo | 136 E. Santa Clara #1 Arcadia, CA 91006 | 626.448.6455 | | stevec@westernrooter.com |