

BEFORE THE INSURANCE COMMISSIONER  
OF THE  
COMMONWEALTH OF PENNSYLVANIA

2010 DEC 15 AM 11:30  
ADMINISTRATIVE OFFICE

IN RE: : VIOLATIONS:  
: :  
OTIS M. JOHNSON-DAVENPORT : 40 P.S. §§ 310.11(7), (14), (20),  
2 E. Pickering Bend : 310.78(b) and 910-24.2  
Richboro, PA 18954 :  
: :  
MABSTRACT, LLC :  
501 Cambria Avenue, Suite #145 :  
Bensalem, PA 19020 :  
: :  
LEXINGTON ABSTRACT :  
COMPANY, LLC :  
200 Barr Harbor Drive, Suite #400 :  
Conshohocken, PA 19428 :  
: :  
Respondents. : Docket No. CO10-09-007

CONSENT ORDER

AND NOW, this *15<sup>th</sup>* day of *December*, *2010*, this Order is hereby issued by the Insurance Department of the Commonwealth of Pennsylvania pursuant to the statutes cited above and in disposition of the matter captioned above.

1. Respondents hereby admit and acknowledge that they have received proper notice of their rights to a formal administrative hearing pursuant to the Administrative Agency Law, 2 Pa.C.S. § 101, et seq., or other applicable law.

2. Respondents hereby waive all rights to a formal administrative hearing in this matter, and agree that this Consent Order, and the Findings of Fact and Conclusions of Law contained herein, shall have the full force and effect of an Order duly entered in accordance with the adjudicatory procedures set forth in the Administrative Agency Law, supra, or other applicable law.

3. Without admitting the allegations of fact and conclusions of law contained herein, Respondents specifically deny that they violated any law or regulation of the Commonwealth.

#### FINDINGS OF FACT

4. The Insurance Department finds true and correct each of the following Findings of Fact:

- (a) Respondent is Otis M. Johnson-Davenport, and maintains his address at 2 E. Pickering Bend, Richboro, PA 18954.
- (b) Respondent has an active resident title agent license #451969 that expires on December 31, 2012.
- (c) Co-Respondent is Mabstrack, LLC and has a business address at 501 Cambria Avenue, Suite #145, Bensalem, PA 19020.

- (d) Co-Respondent Mabstract has an active resident title agency license # 451970 that expires on February 6, 2012.
- (e) Co-Respondent is Lexington Abstract Company, LLC and has a business address at 200 Barr Harbor Drive, Suite #400, Conshohocken, PA 19428.
- (f) Co-Respondent Lexington has an active resident title agency license # 581606 that expires on July 28, 2012. Lexington is owned by Johnson-Davenport and he is the qualifying active officer.
- (g) From 2008 to present, Respondent, trading as Co-Respondent Mabstract, LLC, acted as the settlement agent in transactions involving several parcels of real estate that had unpaid taxes.
- (h) Respondent and Co-Respondent Mabstract were aware of the unpaid taxes and knew the taxes constituted a prior lien, and collected funds to settle the tax liens along with other judgments, but failed to remit said funds to the appropriate entities to clear the titles.
- (i) On May 30, 2008, Respondent Johnson-Davenport was convicted of Unlawful Possession Weapon (handgun), a felony conviction, in Cape May County, New Jersey, and placed on four years probation in the supervision of the PA State Probation Department in Allentown.

- (j) Respondent failed to notify the Department of his criminal indictment or final disposition.
- (k) Respondent, on behalf of himself and Co-Respondents Mabstrack and Lexington, agreed to voluntarily surrender all title insurance licenses held by them.

#### CONCLUSIONS OF LAW

5. In accord with the above Findings of Fact and applicable provisions of law, the Insurance Department concludes and finds the following Conclusions of Law:

- (a) Respondents are subject to the jurisdiction of the Pennsylvania Insurance Department.
- (b) 40 P.S. § 310.11(7) prohibits a licensee or an applicant from using fraudulent, coercive or dishonest practices or demonstrating incompetence, untrustworthiness or financial irresponsibility in the conduct of doing business.
- (c) Respondents' activities described above in paragraphs 4(h) through 4(j) violate 40 P.S. § 310.11(7).

- (d) 40 P.S. § 310.11(14) prohibits a licensee or an applicant from committing a felony or its equivalent.
- (e) Respondent Johnson-Davenport's activities described above in paragraph 4(i) violate 40 P.S. § 310.11(14).
- (f) 40 P.S. § 310.11(20) prohibits a licensee from demonstrating a lack of general fitness, competence or reliability sufficient to satisfy the department that the licensee is worthy of licensure.
- (g) Respondents' activities described above in paragraphs 4(h) through 4(j) violate 40 P.S. § 310.11(20).
- (h) 40 P.S. § 310.78(b) requires that within 30 days of being charged with criminal conduct, a licensee shall report the charges to the Department. The licensee shall provide the Department with a copy of the criminal complaint, information or indictment, a copy of the order resulting from any pretrial hearing, and a report of the final disposition of the charges.
- (i) Respondent Johnson-Davenport's activities described above in paragraphs 4(i) through 4(j) violate 40 P.S. § 310.78(b).

- (j) Respondents' violations of Sections 310.11(7), (14), (20) and 310.78(b) are punishable by the following, under 40 P.S. § 310.91:
- (i) suspension, revocation or refusal to issue the certificate of qualification or license;
  - (ii) imposition of a civil penalty not to exceed five thousand dollars (\$5,000.00) for every violation of the Act;
  - (iii) an order to cease and desist; and
  - (iv) any other conditions as the Commissioner deems appropriate.
- (k) 40 P.S. §910-24.2 requires agents to assume financial responsibility for all of the acts which the agent was appointed to perform by the title insurance company.
- (l) Respondents' activities described above in paragraph 4(h) violate 40 P.S. § 910-24.2.
- (m) Respondents' violation of 40 P.S. §910-24.2 is punishable under 40 P.S. § 910-48: Imposition a penalty of not more than \$500 for each violation, or a penalty of not more than \$5,000 for each willful violation, in addition to any other penalty provided by law.

ORDER

6. In accord with the above Findings of Fact and Conclusions of Law, the Insurance Department orders and Respondents consent to the following:
- (a) Respondents shall cease and desist from engaging in the activities described herein in the Findings of Fact and Conclusions of Law.
  - (b) Respondents shall immediately surrender all licenses to conduct the business of insurance within the Commonwealth of Pennsylvania as of the date of this Consent Order.
  - (c) If Respondents should ever become licensed in the future, the certificates and licenses may be immediately suspended by the Department following its investigation and determination that (i) any terms of this Order have not been complied with, or (ii) any complaint against Respondents is accurate and a statute or regulation has been violated. The Department's right to act under this section is limited to a period of five (5) years from the date of issuance of such certificates and licenses.
  - (d) Respondents specifically waive the right to prior notice of said suspension, but will be entitled to a hearing upon written request received by the Department

no later than thirty (30) days after the date the Department mailed to Respondents by certified mail, return receipt requested, notification of said suspension, which hearing shall be scheduled for a date within sixty (60) days of the Department's receipt of Respondents' written request.

- (e) At the hearing referred to in paragraph 6(d) of this Order, Respondents shall have the burden of demonstrating that they are worthy of an insurance certificate and license.
  
- (f) In the event Respondents' certificates and licenses are suspended pursuant to paragraph 6(c) above, and Respondents either fail to request a hearing within thirty (30) days or at the hearing fail to demonstrate that they are worthy of a certificate and license, Respondents' suspended certificates and licenses shall be revoked.

7. In the event the Insurance Department finds that there has been a breach of any of the provisions of this Order, based upon the Findings of Fact and Conclusions of Law contained herein, the Department may pursue any and all legal remedies available, including but not limited to the following: The Department may enforce the provisions of this Order in an administrative action pursuant to the Administrative Agency Law, supra, or other relevant provision of law; or, if applicable, the Department may enforce the provisions of this Order in any other court of law or equity having jurisdiction.

8. Alternatively, in the event the Insurance Department finds that there has been a breach of any of the provisions of this Order, the Department may declare this Order to be null and void and, thereupon, reopen the entire matter for appropriate action pursuant to the Administrative Agency Law, supra, or other relevant provision of law.

9. In any such enforcement proceeding, Respondents may contest whether a breach of the provisions of this Order has occurred but may not contest the Findings of Fact and Conclusions of Law contained herein.

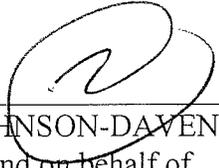
10. Respondents hereby expressly waive any relevant statute of limitations and application of the doctrine of laches for purposes of any enforcement of this Order.

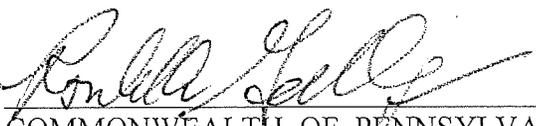
11. This Order constitutes the entire agreement of the parties with respect to the matters referred to herein, and it may not be amended or modified except by an amended order signed by all the parties hereto.

12. This Order shall be final upon execution by the Insurance Department. Only the Insurance Commissioner or a duly authorized delegee is authorized to bind the Insurance Department with respect to the settlement of the alleged violations of law

contained herein, and this Consent Order is not effective until executed by the Insurance Commissioner or a duly authorized delegee.

BY:

  
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OTIS M. JOHNSON-DAVENPORT,  
individually and on behalf of  
MABSTRACT, LLC and LEXINGTON  
ABSTRACT COMPANY, LLC, Respondents

  
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COMMONWEALTH OF PENNSYLVANIA  
By: RONALD A. GALLAGHER, Jr.  
Deputy Insurance Commissioner