

No. **2026-10080**

**Official Order
of the
Texas Commissioner of Insurance**

Date: 08/19/2026

Subject Considered:

Designated Title, LLC
9180 North Fwy. Ste. 532
Fort Worth, Texas 76177-7604

Consent Order
TDI Enforcement File No. 39136

General remarks and official action taken:

This is a consent order with Designated Title, LLC for failing to timely submit its annual trust fund account audit report for its fiscal year ending December 31, 2025, and failing to immediately notify TDI of the cancellation of an escrow officer appointment. Designated Title, LLC has agreed to pay an administrative penalty of \$5,000.

Waiver

Designated Title, LLC acknowledges that the Texas Insurance Code and other applicable law provide certain rights. Designated Title, LLC waives all of these rights, and any other applicable procedural rights, in consideration of the entry of this consent order.

Findings of Fact

Licensure

1. Designated Title, LLC, firm identification number 117455, holds a title agency license issued by TDI on March 17, 2016.

Late Filing of Annual Escrow Account Audit Report

2. Title agents are required to file with TDI an annual escrow account audit report of its trust fund accounts prepared by a certified public accountant (the report) not later than the 90th day after the date of the end of the title agent's fiscal year.
3. Designated Title, LLC's fiscal year ended on December 31, 2025.
4. Designated Title, LLC failed to timely file the report by March 31, 2026.
5. On May 11, 2026, TDI notified Designated Title, LLC by email that its report was overdue.
6. TDI received Designated Title, LLC's report on May 11, 2026, 42 days late.

Failing to Immediately Cancel an Escrow Officer Appointment

7. By rule, title agents are required to immediately complete and submit an Escrow Officer Appointment Form (FINT09) whenever an escrow officer ceases to act as an escrow officer or the escrow officer's employment with the title agent ends, and also provide a copy of the FINT09 to the canceled escrow officer.
8. On June 22, 2026, Designated Title, LLC late filed a FINT09 form to cancel the appointment of Dragana Elisabeth Damin, an escrow officer who separated from employment with Designated Title, LLC on or about January 23, 2026.

Subsequent Events

9. Designated Title represents that to prevent future late filings it has implemented a centralized calendar of regulatory filing deadlines, an escrow officer separation checklist, and quarterly reconciliations of appointment records.

Conclusions of Law

1. The commissioner has jurisdiction over this matter under TEX. INS. CODE §§ 82.051–82.055, 84.021–84.044, 2551.001, 2551.003, 2651.151–2651.157, and 2651.301; and 28 TEX. ADMIN. CODE § 9.1, which adopts the *Texas Title Insurance Basic Manual* ("Basic Manual").

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2. The commissioner has the authority to informally dispose of this matter as set forth in TEX. GOV'T CODE § 2001.056, and TEX. INS. CODE §§ 36.104 and 82.055.
3. Designated Title, LLC has knowingly and voluntarily waived all procedural rights to which it may have been entitled regarding the entry of this order, including, but not limited to, issuance and service of notice of intention to institute disciplinary action, notice of hearing, a public hearing, a proposal for decision, rehearing by the commissioner, and judicial review.
4. Designated Title, LLC violated TEX. INS. CODE § 2651.151 by failing to timely submit its annual trust fund account audit report for its fiscal year ending December 31, 2025.
5. Designated Title, LLC violated TEX. INS. CODE § 2652.153 and Administrative Rule L-2(III)(B)(2) of the Basic Manual, Section VI, by failing to immediately file an Escrow Officer Appointment Form (Form FINT09) to cancel an appointment.

Order

It is ordered that Designated Title, LLC pay an administrative penalty of \$5,000 within 30 days from the date of this order. The administrative penalty must be paid as instructed in the invoice, which the department will send after entry of this order.

Signed by:

Amanda Crawford

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Amanda Crawford

Commissioner of Insurance

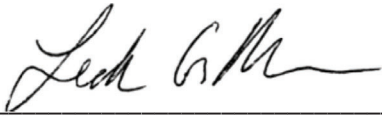
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Recommended and reviewed by:



Leah Gillum, Deputy Commissioner
Fraud and Enforcement Division



Sarah White, Staff Attorney
Enforcement

Affidavit

STATE OF Texas §

§

COUNTY OF Tarrant §

Before me, the undersigned authority, personally appeared
who being by me duly sworn, deposed as follows:

Ben Yeatts

"My name is Ben Yeatts. I am of sound mind, capable of making
this statement, and have personal knowledge of these facts which are true and correct.

I hold the office of President - owner and am the authorized representative of
Designated Title, LLC. I am duly authorized by said organization to execute this statement.

Designated Title, LLC has knowingly and voluntarily entered into the foregoing consent
order and agrees with and consents to the issuance and service of the same by the
commissioner of insurance of the State of Texas."

Ben Yeatts
Affiant

SWORN TO AND SUBSCRIBED before me on August 10, 2026.

(NOTARY SEAL)



Mona Harmon
Signature of Notary Public

Mona Harmon
Printed Name of Notary Public