

1 ALAN S. WEINGER (CA BAR NO. 86717)
2 DEPUTY COMMISSIONER
3 320 WEST 4th Street, Ste. 750
4 LOS ANGELES, CALIFORNIA 90013-1105

5 Attorneys for Complainant

6
7 BEFORE THE DEPARTMENT OF CORPORATIONS
8 OF THE STATE OF CALIFORNIA
9

10 In the Matter of the Accusation of THE)
11 COMMISSIONER OF CORPORATIONS OF) File No. 417 0042
12 THE STATE OF CALIFORNIA,)
13)
14 Complainant,)
15)
16 vs.)
17)
18 NEIGHBORWORKS HOMEOWNERSHIP)
19 CENTER SACRAMENTO REGION)
20 (SACRAMENTO NEIGHBORHOOD)
21 HOUSING SERVICES, INC., DBA),)
22)
23 Respondent.
24

25 ORDER TO DISCONTINUE RESIDENTIAL MORTGAGE LENDING
26 AND/OR SERVICING ACTIVITIES PURSUANT TO
27 SECTION 50319, CALIFORNIA FINANCIAL CODE
28

29 TO: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO REGION
30 (SACRAMENTO NEIGHBORHOOD HOUSING SERVICES, INC., DBA)
31 2400 ALHAMBRA BOULEVARD
32 SACRAMENTO, CA 95817

33 THE COMMISSIONER OF CORPORATIONS OF THE STATE OF CALIFORNIA
34 FINDS THAT:

35 NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO REGION
36 (SACRAMENTO NEIGHBORHOOD HOUSING SERVICES, INC., DBA) has failed to comply
37 with the bonding requirements of the California Residential Mortgage Lending Act (California
38 Financial Code Section 50000 et seq.) in that effective July 16, 2012 Bond No. 57BSBDW6511

1 issued by HARTFORD FIRE INSURANCE COMPANY in favor of SACRAMENTO
2 NEIGHBORHOOD HOUSING SERVICES, INC. DBA NEIGHBORWORKS
3 HOMEOWNERSHIP CENTER SACRAMENTO REGION expired and no replacement bond has
4 been obtained.

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6 Based on the foregoing, Respondent is conducting residential mortgage lending
7 and/or servicing business in violation of Section 50205 of the Financial Code and is conducting
8 business in such an unsafe and injurious manner as to render further operations hazardous to the
9 public or to customers.

10 NOW, BASED ON THE FOREGOING, AND GOOD CAUSE APPEARING
11 THEREFORE, it is hereby ORDERED, under the provisions of Section 50319 of the California
12 Financial Code, NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO REGION
13 (SACRAMENTO NEIGHBORHOOD HOUSING SERVICES, INC., DBA) immediately
14 discontinue the disbursement, in whole or in part, of trust funds held by the licensee and establish a
15 separate trust account for all subsequent trust funds received by the licensee.
16

17
18 THIS ORDER is to remain in full force and effect until further order of the Commissioner.

19 Section 50319 of the Financial Code provides as follows:

20 (a) If the commissioner, as a result of any examination or from any report
21 made to him or her, shall find that any person subject to this division is in an
22 insolvent condition, is conducting business in an unsafe or injurious manner that
23 renders further operations hazardous to the public or to customers, has failed to
24 comply with the provision of Section 50317, has permitted its tangible net worth
25 to be lower than the minimum required by law, or has failed to comply with the
26 bonding requirements of Section 50205, the commissioner may, by an order
27 addressed to and served by registered or certified mail, or by personal service on
28 that person, and on any other person having in his or her possession or control any
trust funds or other property deposited in escrow with that person, direct
discontinuance of the disbursement, in whole or in part, of trust funds held by the
licensee and order the establishment of a separate trust account for all subsequent
trust funds received by the licensee. No person having in his or her possession any
of these funds or documents shall be liable for failure to comply with the order
unless he or she has received written notice of the order. Subject to subdivision

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(b), the order shall remain in effect until set aside by the commissioner, or the person is the subject of an order for relief in bankruptcy.

(b) Within 15 days from the date of an order pursuant to subdivision (a), the person may request a hearing under the Administrative Procedure Act (Chapter 5 (commencing with Section 11500) of Part 2 of Division 3 of Title 2 of the Government Code). Upon receiving a request, the matter shall be set for hearing to commence within 30 days after the receipt unless the person subject to this division consents to a later date. If no hearing is requested within 15 days after the mailing or service of the notice and none is ordered by the commissioner, the failure to request a hearing shall constitute a waiver of the right to a hearing. Neither the request for a hearing nor the hearing itself shall stay the order issued by the commissioner under subdivision (a).

DATED: July 17, 2012
Los Angeles, California

JAN LYNN OWEN
California Corporations Commissioner

By _____
DiAun M. Burns
Special Administrator
California Residential Mortgage Lending Act
(213) 576-7620
FAX (213) 576-7574

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2 DEPUTY COMMISSIONER
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18 NEIGHBORWORKS HOMEOWNERSHIP)
19 CENTER SACRAMENTO REGION)
20 (SACRAMENTO NEIGHBORHOOD)
21 HOUSING SERVICES, INC., DBA),)
22)
23 Respondent.
24

25 ORDER SETTING ASIDE ORDER TO DISCONTINUE RESIDENTIAL MORTGAGE
26 LENDING AND/OR SERVICING ACTIVITIES PURSUANT TO
27 SECTION 50319, CALIFORNIA FINANCIAL CODE
28

29 TO: NEIGHBORWORKS HOMEOWNERSHIP CENTER SACRAMENTO REGION
30 (SACRAMENTO NEIGHBORHOOD HOUSING SERVICES, INC., DBA)
31 2400 ALHAMBRA BOULEVARD
32 SACRAMENTO, CA 95817

33 NOW, THEREFORE, the Commissioner having found that NEIGHBORWORKS
34 HOMEOWNERSHIP CENTER SACRAMENTO REGION (SACRAMENTO
35 NEIGHBORHOOD HOUSING SERVICES, INC., DBA) has complied with the bonding
36 requirements of the California Residential Mortgage Lending Act (California Financial Code
37 Section 50000 et seq.) of the Financial Code as of July 19, 2012 the Order to Discontinue
38

1 Residential Mortgage Lending and/or Servicing Activities Pursuant to Section 50319, California
2 Financial Code is hereby set aside as of July 19, 2012.

3
4 Dated: Los Angeles, California
July 23, 2012
5 Effective July 19, 2012

6 JANN LYNN OWEN
7 California Corporations Commissioner

8
9 By _____
10 DiAun M. Burns
11 Special Administrator
12 California Residential Mortgage Lending Act
13 (213) 576-7620
14 FAX (213) 576-7574
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