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STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF BUSINESS OVERSIGHT

TO: WILLOW BEND MORTGAGE COMPANY, LLC  
(formerly doing business as WILLOW BEND MORTGAGE COMPANY)  
5800 West Plano Parkway, Suite 105  
Plano, Texas 75093

DESIST AND REFRAIN ORDER

(For violations of section 50002 of the Financial Code)

The Commissioner of Business Oversight (Commissioner) finds that:

1. On August 10, 2004, Willow Bend Mortgage Company, LLC (formerly doing business as Willow Bend Mortgage, a Texas corporation) (hereafter Willow Bend Mortgage) first became licensed (License No. 413-0600) (NMLS No. 117371) pursuant to the California Residential Mortgage Lending Act (CRMLA) (Fin. Code §, 50000 et seq.) to engage in the business of a residential mortgage lender in this state from its main office located at 5800 West Plano Parkway, Suite 105, Plano, Texas, 75093.
2. On November 5, 2008, the Commissioner issued an order summarily revoking the CRMLA license of Willow Bend Mortgage, to become effective December 8, 2008, for failure to pay its annual assessment pursuant to Financial Code section 50401..
3. On or about July 18, 2013, Willow Bend Mortgage filed a Petition for Reinstatement of License pursuant to Government Code section 11522 (Petition).
4. Pursuant to an inquiry conducted in connection with the filing of the Petition, the Commissioner determined that subsequent to the revocation of its CRMLA license, Willow Bend Mortgage made at least 41 loans in this state in violation of Financial Code section 50002.
5. Based on the foregoing findings, the Commissioner is of the opinion that Willow Bend Mortgage has engaged in the business of a residential mortgage lender in this state in violation of section 50002.

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6. Pursuant to Financial Code section 50320, Willow Bend Mortgage Company, LLC (formerly doing business as Willow Bend Mortgage Company) is hereby ordered to desist and refrain from engaging in the business of a residential mortgage lender or servicer in the State of California without first obtaining a license from the Commissioner, or otherwise being exempt.

This Order is necessary, in the public interest, for the protection of consumers and is consistent with the purposes, policies, and provisions of the California Residential Mortgage Lending Act.

Dated: May 26, 2015  
Sacramento, California

JAN LYNN OWEN  
Commissioner of Business Oversight

By: \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner