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7 Attorneys for Complainant

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9 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT  
10 OF THE STATE OF CALIFORNIA

11 In the Matter of: ) Case No.: 413-0600  
12 ) NMLS No.: 117371  
13 WILLOW BEND MORTGAGE COMPANY )  
14 ) ORDER CONDITIONALLY GRANTING  
15 ) PETITION FOR REINSTATEMENT  
16 ) (Government Code section 11522)  
17 )

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19 TO: KAMALA D. HARRIS  
ATTORNEY GENERAL, STATE OF CALIFORNIA  
20 Department of Justice  
P.O. Box 944255  
21 Sacramento, California 94244-2550

22 WILLOW BEND MORTGAGE COMPANY  
23 5800 West Plano Parkway, Suite 105  
24 Plano, Texas 75093

25 Petitioner, Willow Bend Mortgage Company (“Petitioner”), having filed a Petition for  
26 Reinstatement of License or Reduction of Penalty (“Petition”) of its California Residential Mortgage  
27 Lending Act License pursuant to Government Code section 11522, which was revoked by the  
28 Commissioner of Business Oversight (“Commissioner”) by order dated November 5, 2008, to be

1 effective December 8, 2008; the Petition along with further submissions having been considered, and  
2 good cause appearing,

3 IT IS ORDERED that, subject to the Commissioner's satisfactory review, the Petition for  
4 Reinstatement is granted provided that within forty-five (45) days of the date hereof, unless otherwise  
5 indicated below, Petitioner complies with the following conditions:

- 6 1. Submit to the Commissioner an original surety bond rider reflecting the correct  
7 address of the petitioner's main office.
- 8 2. Submit to the Commissioner an original certificate of good standing from the  
9 California Secretary of State and upload a copy of the certificate to the Nationwide  
10 Mortgage Licensing System & Registry ("NMLS").
- 11 3. Submit a copy of the resolution of the petitioner's former board of directors converting  
12 the corporation into a limited liability company, or an explanation for lack thereof.
- 13 4. Submit a copy of the resolution of the petitioner's members to continue its residential  
14 mortgage lending business under the existing license, or an explanation for lack  
15 thereof.
- 16 5. Establish a designated e-mail in the Department's Self-Service DOCQNET portal at  
17 <https://docqnet.dbo.ca.gov>.
- 18 6. Upload a copy of the Commissioner's revocation order dated November 5, 2008 to the  
19 Disclosure Explanation section of the MU1 in NMLS.
- 20 7. Submit a written description of the duties for the position of Heather Thomas, Vice  
21 President of Operations, along with a statement that Ms. Thomas is not a "control  
22 person," as set forth in the *NMLS Policy Guidebook*, such that her job does not hold  
23 her responsible for the operational, financial, information technology, compliance,  
24 and/or security functions of the company.
- 25 8. Within 20 days from the date of this Order, submit a written or electronic report to the  
26 attention of Senior Corporations Counsel Miranda LeKander at  
27 [Miranda.LeKander@dbo.ca.gov](mailto:Miranda.LeKander@dbo.ca.gov), listing all residential mortgage loans that petitioner  
28 made or serviced in California during the period of December 8, 2008 to the date of

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this Order, including: name of customer; date of loan; principal; interest rate, loan term; and fees; or, if no California loans were made or serviced, a declaration so stating.

9. In the event the Commissioner determines that Petitioner made or serviced residential mortgage loans in California without first obtaining a license from the Commissioner then in effect, or being otherwise exempt, Petitioner shall: (a) agree to pay penalties in an amount to be determined by the Commissioner of up to \$2,500.00 for each loan disclosed in the report set forth in condition #8 above, which amount shall be calculated according to proof; and, (b) stipulate to the entry of a final Desist and Refrain Order issued pursuant to Financial Code section 50320 for engaging in the business of making or servicing a residential mortgage loan in this state in violation of section 50002 of the California Residential Mortgage Lending Act.

Dated: February 12, 2015  
Sacramento, California

JAN LYNN OWEN  
Commissioner of Business Oversight

By \_\_\_\_\_  
Mary Ann Smith  
Deputy Commissioner