

**SUMMARY OF ENFORCEMENT ACTIONS (ADMINISTRATIVE AND CIVIL)  
BY THE CALIFORNIA DEPARTMENT OF BUSINESS OVERSIGHT  
April 2020**

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Deerpath Capital Management, LP  New York, New York	Consent Order  April 1, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22712 and 22100)
Pennsylvania Higher Education Assistance Agency dba FedLoan  Harrisburg, Pennsylvania	Complaint for Injunctive and Declaratory Relief  April 1, 2020	Unlawful California Student Loan Servicing Act Activity  (Financial Code Sections 28168(a), 28130(b)(c) and (d), 28108(a) and (b), 28154(a) and 28172)
Societe Generale Financial Corporation  New York, New York	Consent Order  April 6, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22712 and 22107)

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
<p>Google Endeavor, LLC Mountain View, California</p>	<p>Notice of Petition for Reinstatement April 6, 2020  Order Granting Provisional License Reinstatement  April 21, 2020</p>	<p>Unlawful California Financing Law Activity  (Government Code Section 11522)</p>
<p>Arroyo Village Escrow Services, Inc. Los Angeles, California</p>	<p>Consent Order April 8, 2020</p>	<p>Unlawful Escrow Law Activity  (Financial Code Sections 17602, 17604, 17210 and 17609)</p>
<p>Spectrum Funding Group, LLC Mission Viejo, California</p>	<p>Notice of Petition for Reinstatement April 10, 2020</p>	<p>Unlawful California Financing Law Activity  (Government Code Section 11522)</p>

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Better Mortgage Corporation New York, New York	Consent Order April 13, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Richard Anthony Stevens San Diego, California	Amendment to Settlement Agreement April 14, 2020	Mortgage Loan Originator License  (Financial Code Section 50513)
Marcia Ann Marx RCM Capital Management Long Beach, California	Desist and Refrain Order April 15, 2020	Unlawful Investment Adviser Activities  (Corporations Code Sections 25210 and 25230)
Assent Mortgage, LLC Irvine, California	Consent Order April 16, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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<p>ACEH Capital, LLC aka Ace Capital Group Chen Chi Wang  San Mateo, California</p>	<p>Desist and Refrain Order  April 16, 2020</p>	<p>Unlawful Offer and Sale of Securities  (Corporations Code Sections 25110 and 25401)</p>
<p>GSF Mortgage Corporation  Brookfield, Wisconsin</p>	<p>Consent Order  April 16, 2020</p>	<p>Unlawful California Residential Mortgage Lending Activity  (Financial Code Section 50321)</p>
<p>Conestoga Settlement Services, LLC Conestoga International, LLC Michael McDermott Jeffrey Allen Converse  Washington, DC San Juan, Puerto Rico Corona, California</p>	<p>Desist and Refrain Order  April 16, 2020  Statement in Support of Order Levying Administrative Penalties  April 21, 2020</p>	<p>Unlawful Offer and Sale of Securities and Investment Adviser Activity  (Corporations Code Sections 25110, 25210, 25401, 25403, 25252 and 25233)</p>
<p>Aegean Financial  El Segundo, California</p>	<p>Consent Order  April 17, 2020</p>	<p>Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))</p>

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A.G.S Investments, LLC Salinas, California	Consent Order April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Axiom Processing Experts, LLC Fort Mill, South Carolina	Consent Order April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Loan Warehouse, LLC Oxnard, California	Consent Order April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Bloom Real Estate, Inc. Pico Rivera, California	Consent Order April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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Pump Vitamin Sprays, LLC James R. Burbage Kathleen Bailey  Marina del Rey, California	Desist and Refrain Order  April 17, 2020	Unlawful Offer and Sale of Securities  (Corporations Code Sections 25110 and 25401)
Digital Power Lending, LLC  Newport Beach, California	Consent Order  April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
America Mortgage and Loan  San Diego, California	Consent Order  April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
America Mortgage, LLC  Desert Hot Springs, California	Consent Order  April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Dynamic Capital Funding Inc.  Dublin, California	Consent Order  April 17, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Mortgage Solutions of Colorado, LLC  Colorado Springs, Colorado	Settlement Agreement  April 17, 2020	Unlawful California Residential Mortgage Lending and California Financing Law Activity  (Financial Code Sections 50321, 50314, title 10 § 1950.314.1 and 1950.314.6, 50202(a), 50204(o) and (i), 22712, 22161(a)(5) and 22336(a))
Kenneth Craig Taitt  Los Angeles, California	Consent Order  April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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Reali Loans, Inc. San Mateo, California	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
TMC Community Capital Oakland, California	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Premier Business Lending, Inc. El Dorado Hills, California	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22100, 22109(a)(1) and 22169(a)(1) and (2))
Pro Loan Processing, LLC Irvine, California	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))



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Simplist Mortgage LLC New York, New York	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
California Farm Link Aptos, California	Consent Order April 20, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
C & D Professional Services, Inc. dba C & N Wealth Management Christopher D. Dougherty San Diego, California	Accusation April 21, 2020	Unlawful Investment Adviser Activity  (Corporations Code Sections 25232 and 25232.1)
Dynamic Real Estate Services Dublin, California	Consent Order April 21, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
A1 Mortgage Group, LLC Lees Summit, Missouri	Consent Order April 21, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Market Place Mortgage Corp. Lombard, Illinois	Consent Order April 21, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
ClosingMark Home Loans, Inc. Irvine, California	Final Order to Discontinue Violations  April 21, 2020	Unlawful California Residential Mortgage Lending Activity  (Financial Code Section 50321)
Fortuna Capital Yorba Linda, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Golden State Home Loans, Inc. Grass Valley, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
iLending Mortgage LLC Scottsdale, Arizona	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
WTR Loan Fund Rocklin, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Welcome Home Mortgage LLC Fair Oaks, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
QuadPay, Inc.  New York, New York	Consent Order  April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22712 and 22100(a))
GET A RATE LLC  Hackensack, New Jersey	Consent Order  April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Eagle Funding Corporation  Roseville, California	Consent Order  April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Groves Capital, Inc.  San Diego, California	Consent Order  April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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Princeton Capital LLC Los Angeles, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
ePlanet Mortgage LLC Los Angeles, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Trade Up, LLC San Mateo, California	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
R8find.com, Inc. Miami, Florida	Consent Order April 22, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
<p>Equity Trust Escrow, Inc. Iris Altamirano Yami Vasquez aka Yamileth Vasquez  Norco, California</p>	<p>Order Suspending Escrow Agent's License Issued to Equity Trust Escrow, Inc.; and Order Suspending Iris Altamirano  April 22, 2020  Settlement Agreement  April 23, 2020  Order Barring Yami Vasquez aka Yamileth Vasquez from any Position of Employment, Management, or Control of any Escrow Agent  April 30, 2020</p>	<p>Unlawful Escrow Law Activity  (Financial Code Sections 17609, 17602, 17604, 17210, 17414(a)(1) and (2), title 10 § 1738, 1738.1 and 1741.2, and 17423)</p>
<p>Gerald A. Polak  Bay Shore, New York</p>	<p>Consent Order  April 23, 2020</p>	<p>Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))</p>

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Exceed Companies LLC Sunland, California	Consent Order April 23, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Velocity Escrow, Inc. Irvine, California	Order Terminating Conservatorship April 23, 2020	Unlawful Escrow Law Activity  (Financial Code Section 17630)
All American Home Mortgage L.L.C. Henderson, Nevada	Consent Order April 23, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
First Republic Mortgage, Inc. Sacramento, California	Consent Order April 23, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Wain Capital LLC Scottsdale, Arizona	Consent Order April 23, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
St. Fin Corp. Laguna Hills, California	Second Amendment to Settlement Agreement April 23, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22712, 22161(a)(5), 22336(a) and 22712(b))
Homespire Mortgage Corporation Gaithersburg, Maryland	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Redwood Realty Inc. Redwood City, California	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))



<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Forbix Financial, LLC Sherman Oaks, California	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
JHS Lending Services, Inc. Arroyo Grande, California	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Affordable Title Loans, Inc. Montclair, California	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Bacchus Capital, LP New York, New York	Consent Order April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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Trademark INT PTT AB dba Husse Tim Biorck Eliasson  Stockholm, Sweden	Settlement Agreement  April 24, 2020	Unlawful Franchise Investment Law Activity  (Corporations Code Sections 31406, 31200 and 31201)
Vision One Mortgage, Inc.  Tustin, California	Consent Order  April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Cross State Funding Corporation  North Tonawanda, New York	Consent Order  April 24, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
CMP Capital, Inc.  Henderson, Nevada	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Erika Diana Johnson Rialto, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
SK Global Investment, Inc. Los Angeles, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Pacific Horizon Bancorp, Inc. La Crescenta, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Metrix Capital Group, LLC Yorba Linda, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

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American Ken, Inc. Diamond Bar, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
GI Home Loans, Inc. Chula Vista, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Security Home Mortgage, LLC Orem, Utah	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Paradise Financial Group, Inc. Roseville, California	Consent Order April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Emogene McGhee aka Emogene Byrd aka Emogene Williams Gwen Harris  Long Beach, California	Order Denying Mortgage Loan Originator License  April 27, 2020	Non-Issuance of Mortgage Loan Originator License  (Financial Code Sections 22109.1(a)(3) and (a)(6) and 50141(a)(3) and (a)(6))
Advantage Mortgage Inc.  Canby, Oregon	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
US Direct Lender  Encino, California	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Wyndham Capital Mortgage, Inc.  Charlotte, North Carolina	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Pender Capital Asset Based Lending Fund I, LP  Los Angeles, California	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Strong Home Mortgage, LLC  Manassas, Virginia	Consent Order  April 27, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Helios Quantative Research, LLC Christopher Michael Shuba  Loomis, California	Consent Order  April 27, 2020	Unlawful Investment Adviser Activity  (Corporations Code Sections 25532, 25230 and 25252(b))
FrancoDollar, LLC  Watsonville, California	Order Granting Petition for Reinstatement  April 27, 2020	Unlawful California Financing Law Activity  (Government Code Section 11522)

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Amada Franchise, Inc. Tafa Jefferson Chad Fotheringham  San Clemente, California Laguna Woods, California	Consent Order  April 27, 2020	Unlawful Franchise Investment Law Activity  (Corporations Code Section 31406)
Isaac Emmanuel Brooks  Cerritos, California	Consent Order  April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
First National Asset Finance Corp.  San Diego, California	Consent Order  April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
RSVP Lending, LLC  Hurst, Texas	Consent Order  April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Kenica LLC Phoenix, Arizona	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Opening Doors, Inc. Sacramento, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Cal Coast Financial Corp. Pleasanton, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
TheBestRefi, LLC Irvine, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))



SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Mingjun Li Baldwin Park, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Chartwell American Mortgage LLC Flower Mound, Texas	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
ML Mortgage Corp. Rancho Cucamonga, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Reliant Services Group, LLC San Diego, California	Consent Order April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Richard Alan Mitchell Day dba Steadfast Finance  San Diego, California	Consent Order  April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Northwest Funding Group, Inc.  Vancouver, Washington	Consent Order  April 28, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Clarke Capital LLC  Phoenix, Arizona	Consent Order  April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Blue Ocean Finance Company LLC  Woodland Hills, California	Consent Order  April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Healthcare Finance Partners, Corp. San Diego, California	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
First Financial Holdings, LLC Placentia, California	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
The Stonehill Group, Inc. Atlanta, Georgia	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Syndicate Mortgages, LLC Miami, Florida	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Reid Capital Enterprises LLC Novato, California	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
I.E Finance, Inc. North Hills, California	Consent Order April 29, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Mortgage Solutions FCS Inc. Walnut Creek, California	Consent Order April 30, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Titus Funding Los Angeles, California	Consent Order April 30, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
Leadership for Urban Renewal Network, Inc.  Los Angeles, California	Consent Order  April 30, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
TLA Bancorp, Inc.  Agoura Hills, California	Consent Order  April 30, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Oz Gram Investment, Inc.  Buena Park, California	Consent Order  April 30, 2020	Unlawful California Financing Law Activity  (Financial Code Sections 22159 and 22715(b))
Peter Carl Foppiano  Healdsburg, California	Statement of Issues  April 30, 2020	Mortgage Loan Originator License  (Financial Code Sections 22172(a)(2) and 22109.1(a)(3))

<b>SUBJECT</b>	<b>ACTION</b>	<b>VIOLATIONS &amp; CHARGING SECTIONS</b>
The Settlement Source Escrow William Ryan Lenocker Erin Tracy Lenocker  Orange, California	Settlement Agreement  April 30, 2020	Unlawful Escrow Law Activity  (Financial Code Sections 17423, 17414(a)(1), 17405, 17210 and title 10 § 1738, 1738.1 and 1738.2)