

**SUMMARY OF ENFORCEMENT ACTIONS (ADMINISTRATIVE AND CIVIL)
BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
June 2021**

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Fix Financial, Inc. Newport Beach, California	Consent Order June 2, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Daniel Allen Nilsen San Jose, California	Statement of Issues in Support of Notice of Intention to Issue Order Denying Mortgage Loan Originator Application June 2, 2021	Mortgage Loan Originator License (Financial Code Sections 22109.1 and 22172)
Jeffrey C. Borneman Rampart Portfolio Partners, LLC Los Angeles, California	Order Revoking Investment Adviser License June 2, 2021	Unlawful Investment Adviser Activity (Corporations Code Section 25232)

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Builders Disbursements, Inc. Glendale, California	Petition for Limited Receiver June 3, 2021	Unlawful Escrow Law Activity (Financial Code Section 17636)
Vermont-Slauson LDC, Inc. Los Angeles, California	Consent Order June 3, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Envision Financial Group, LLC Skokie, Illinois	Consent Order June 3, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Renovate America, Inc. San Diego, California	Accusation in Support of Intent to Revoke California Financing Law License of Renovate America, Inc. June 4, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22689(a) and (b), 22161, 22714(a)(2) and (a)(3) and 22714)

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Nail Garden Franchise, LLC dba Trinity Peace, LLC Encino, California	Settlement Agreement June 4, 2021	Unlawful Franchise Investment Law Activity (Corporations Code Sections 31406, 31110, 31119(a), 31150, 31200, 31201, 31203, 31204(b) and CCR title 10 § 310.111)
Ares PCS Holdings, LLC New York, New York	Citation June 7, 2021	Unlawful California Financing Law Activity (Financial Code Section 22707.5)
Sandhu, Amardeep Singh Lathrop, California	Consent Order June 8, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Btaddini, Bassem M. Thousand Oaks, California	Statement of Issues June 9, 2021	Mortgage Loan Originator License (Financial Code Sections 22109.1 and 50141)

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
Chicago Mortgage Solutions Corporation Rosemont, Illinois	Notice of Petition for Reinstatement June 10, 2021	Unlawful California Financing Law Activity (Government Code Section 11522)
James Forrest Grant Los Angeles, California	Stipulation to Withdrawal of Application June 11, 2021	Mortgage Loan Originator License (Financial Code Sections 50141 and 22109.1)
Optima Advocates, Inc. Irvine, California	Settlement Agreement June 15, 2021	Unlawful Student Loan Servicing Act and California Consumer Financial Protection Law Activity (Financial Code Sections 90015(b),(d),(1) and (e) and 28170)
DTA Liquidity Fund I, LP Los Angeles, California	Consent Order June 15, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))

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Climb Investco LLC dba Climb Credit New York, New York	Consent Order June 15, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Palm Capital Holdings Fund I LP Pacific Palisades, California	Consent Order June 15, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
San Diego Reserve Bank San Diego, California	Cease and Desist Order June 15, 2021	Unlawful California Financial Institutions Law Activity (Financial Code Sections 560, 561 and 562)
Alin Manuel Ybarra Costa Mesa, California	Order Denying Mortgage Loan Originator License Application June 16, 2021	Non-Issuance of Mortgage Loan Originator License (Financial Code Sections 22109.1 and 50141)

SUBJECT	ACTION	VIOLATIONS & CHARGING SECTIONS
<p>Classic Rock Coffee Co. Franchising LLC Kent Morrison Springfield, Missouri</p>	<p>Statement in Support of Stop Order Denying Effectiveness of Franchise Registration Application</p> <p>Stop Order Denying Effectiveness of Franchise Registration Application</p> <p>Citation Including: 1. Desist and Refrain Order; 2. Assessment of Administrative Penalties; 3. Claim for Ancillary Relief</p> <p>June 16, 2021</p>	<p>Unlawful Franchise Investment Law Activity</p> <p>(Corporations Code Sections 31115, 31406 and 31408)</p>
<p>S & L Financial, Inc. San Diego, California</p>	<p>Notice of Petition for Reinstatement</p> <p>June 16, 2021</p>	<p>Unlawful California Financing Law Activity</p> <p>(Government Code Section 11522)</p>

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Isuzu Finance of America, Inc. New York, New York	Consent Order June 18, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))
Jeffrey Sean Hall North Hollywood, California	Stipulation to Withdrawal of Application June 22, 2021	Mortgage Loan Originator License (Financial Code Sections 22109.1 and 50141(a)(2)(A))
Property Damage Appraisers, Inc. Fort Worth, Texas	Settlement Agreement June 22, 2021	Unlawful Franchise Investment Law Activity (Corporations Code Sections 31406, 31123, 31200 and 31204)
Premier Business Lending El Dorado Hills, California	Consent Order June 24, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22159 and 22715(b))

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swift360pays.com summittrade24.com smartoption24.com tradehubs24.com supergains360.com Ikan Raymond Naeni Markus Kunze San Jose, California	Desist and Refrain Order June 24, 2021	Unlawful Offer and Sale of Securities and California Commodity Law Activity (Corporations Code Sections 25210, 25230, 25401, 29520 and 29536)
California Investment Mortgage Fund I LP Newport Beach, California	Settlement Agreement June 28, 2021	Unlawful California Financing Law Activity (Financial Code Sections 22104(a) and 22714(a))
Jason Paul Williamson Huntington Beach, California	Stipulation to Withdrawal of Application June 30, 2021	Mortgage Loan Originator License (Financial Code Sections 22109.1 and 50141(a)(2)(A))