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Commissioner
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10 Attorneys for Complainant

11 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
12 OF THE STATE OF CALIFORNIA

13 In the Matter of:) NMLS LICENSE NO.: 243182
14)
15 THE COMMISSIONER OF FINANCIAL) ORDER REVOKING MORTGAGE LOAN
PROTECTION AND INNOVATION,) ORIGINATOR LICENSE
16)
Complainant,)
17)
18 v.)
19 CYNTHIA LAMBERT,)
20 Respondent.)
21)
22)

23 The Commissioner of Financial Protection and Innovation (Commissioner) finds that:

- 24 1. The Commissioner has jurisdiction over the licensing and regulation of persons
25 engaged in the business of making, servicing, or brokering residential mortgage loans, including
26 mortgage loan originators (MLO or MLOs), under both the California Financing Law (CFL) (Fin.
27 Code, § 22000 et seq.) and the California Residential Mortgage Lending Act (CRMLA) (Fin. Code, §
28 50000 et seq.).

1 2. The Commissioner is authorized to administer the CFL and CRMLA and the rules and
2 regulations promulgated in title 10 of the California Code of Regulations (CCR).

3 3. Respondent Cynthia Lambert (Lambert) first received an MLO license from the
4 Commissioner on September 8, 2011.

5 4. Under the provisions of Financial Code sections 22109.1, 22172, and 22755 of the
6 CFL, the Commissioner brought an action to revoke Lambert’s MLO license because Lambert
7 violated the Nationwide Mortgage Licensing System and Registry (NMLS) student Rules of Conduct
8 (ROC) by using the services of Danny Yen, d/b/a Real Estate Educational Services (REES) to
9 complete her NMLS-approved continuing education (CE) course, which in turn constitutes a
10 violation of the licensing requirements of the Commissioner under the CFL.

11 5. Specifically, Lambert used and compensated REES to obtain credit through an in-
12 person education fraud scheme (the in-person fraud scheme). Under the in-person fraud scheme,
13 Lambert paid REES to report the completion of an in-person course for two years in 2018 and 2020.
14 REES did not teach the in-person courses and Lambert never attended the in-person courses nor did
15 she complete the required course work and tests to receive course credit.

16 6. On April 13, 2022, the Commissioner served Lambert by certified mail at Lambert’s
17 address of record on file with the Commissioner with a notice of intention and accusation
18 (collectively, Accusation) to revoke Lambert’s MLO license.

19 7. Lambert did not file her notice of defense with the Commissioner within the time
20 required, and the time for Lambert to file her hearing request concerning the Accusation has now
21 expired.

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NOW GOOD CAUSE APPEARING THEREFORE, IT IS HEREBY ORDERED that the MLO license of Cynthia Lambert is revoked pursuant to Financial Code section 22172 subdivisions (a)(1) and (a)(2). This order is effective immediately.

Dated: May 11, 2022
Los Angeles, California

CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and
Innovation



By: _____
MARY ANN SMITH
Deputy Commissioner