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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.: 1296916
14)
15 THE COMMISSIONER OF FINANCIAL) ORDER REVOKING MORTGAGE LOAN
PROTECTION AND INNOVATION,) ORIGINATOR LICENSE
16)
Complainant,)
17)
18 v.)
19 DEBRA POLLOCK,)
20 Respondent.)
21)

22 The Commissioner of Financial Protection and Innovation (Commissioner) finds that:
23 1. The Commissioner has jurisdiction over the licensing and regulation of persons
24 engaged in the business of making, servicing, or brokering residential mortgage loans, including
25 mortgage loan originators (MLO or MLOs), under both the California Financing Law (CFL) (Fin.
26 Code, § 22000 et seq.) and the California Residential Mortgage Lending Act (CRMLA) (Fin. Code, §
27 50000 et seq.).
28 2. The Commissioner is authorized to administer the CFL and CRMLA and the rules and

1 regulations promulgated in title 10 of the California Code of Regulations (CCR).

2 3. Respondent Debra Pollock (Pollock) first received her MLO license from the
3 Commissioner on April 8, 2019.

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

10 5. Specifically, Pollock used and compensated REES to obtain credit through an in-
11 person education fraud scheme (the in-person fraud scheme). Under the in-person fraud scheme,
12 Pollock paid REES to report the completion of in-person courses offered in 2019 and 2020. REES did
13 not teach the in-person courses and Pollock never attended the in-person courses nor did she
14 complete the required course work and exams to receive course credit.

15 6. On April 18, 2022, the Commissioner served Pollock by certified mail with a notice of
16 intention and accusation to revoke Pollock’s MLO license (collectively, Accusation).

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

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

23 Dated: May 26, 2022
24 Los Angeles, California

CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and
Innovation

25 By: _____
26 MARY ANN SMITH
27 Deputy Commissioner
28

