

1 CLOTHILDE V. HEWLETT
Commissioner
2 MARY ANN SMITH
Deputy Commissioner
3 SEAN ROONEY
Assistant Chief Counsel
4 ALLARD C CHU (State Bar No. 328121)
5 Senior Counsel
6 Department of Financial Protection & Innovation
320 W. 4th Street, Suite 750
7 Los Angeles, California 90013-2344
8 Telephone: (213) 576-7519
9 Facsimile: (213) 576-7181
Email: allard.chu@dfpi.ca.gov

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.: 255042
14)
15 THE COMMISSIONER OF FINANCIAL) ORDER REVOKING MORTGAGE LOAN
PROTECTION AND INNOVATION,) ORIGINATOR LICENSE
16)
Complainant,)
17)
18 v.)
19 MYLES HUBERS,)
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 Myles Hubers (Hubers or Respondent) held an MLO license with the
4 Commissioner beginning on August 16, 2010.

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 Respondent’s MLO license because Respondent
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 NMLS-approved continuing education (CE) course, which in turn constitutes a violation of
10 the licensing requirements of the Commissioner under the CFL.

11 5. Specifically, Respondent 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 Respondent paid REES to report the completion of an in-person course in 2019 and 2020. REES did
14 not teach the in-person course and Respondent never attended the in-person course nor did
15 Respondent complete the required course work and test to receive course credit.

16 6. On April 18, 2022, the Commissioner issued a notice of intention and accusation to
17 revoke Respondent’s MLO license (collectively, Accusation). Following attempted personal service,
18 the Commissioner served the Accusation via certified mail to Respondent’s NMLS registered address
19 on April 27, 2022.

20 7. Respondent left a voicemail with a representative of the Commissioner on May 2,
21 2022. The representative of the Commissioner called Respondent on May 2, May 13, May 18, and
22 June 6, leaving voicemails on three occasions. The Commissioner further attempted service via
23 electronic mail, which was unsuccessful.

24 8. Respondent did not file a notice of defense with the Commissioner within the time
25 required, and the time for Respondent to file a hearing request concerning the Accusation has now
26 expired.

27 ///

28 ///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

Dated: June 15, 2022
Los Angeles, California

CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and
Innovation



By: _____
MARY ANN SMITH
Deputy Commissioner