

1 MARY ANN SMITH
Deputy Commissioner
2 Department of Financial Protection and Innovation
320 West 4th Street, Suite 750
3 Los Angeles, California 90013

4 Attorneys for the Complainant

5 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
6 OF THE STATE OF CALIFORNIA
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<p>8 In the Matter of:</p> <p>9</p> <p>10 THE COMMISSIONER OF FINANCIAL PROTECTION AND INNOVATION,</p> <p>11 Complainant,</p> <p>12 v.</p> <p>13 HANCOCK MORTGAGE PARTNERS, LLC,</p> <p>14 Respondent.</p>	<p>) CRMLA LICENSE NO.: 4131360</p> <p>)</p> <p>)</p> <p>) ORDER TO DISCONTINUE RESIDENTIAL MORTGAGE LENDING AND/OR SERVICING ACTIVITIES PURSUANT TO FINANCIAL CODE SECTION 50319</p> <p>)</p> <p>)</p>
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18 TO: Hancock Mortgage Partners, LLC
One Sugar Creek Center Blvd. Suite 1000, Sugar Land, Texas 77478

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20 The Commissioner of Financial Protection and Innovation finds that Hancock Mortgage
21 Partners, LLC (Respondent) violated provisions of the California Residential Mortgage Lending Act
22 (Fin. Code, § 50000 et seq.) (CRMLA) and hereby issues the following Order to Discontinue
23 Residential Mortgage Lending And/Or Servicing Activities Pursuant to Financial Code section
24 50319:

25 1. The Commissioner is authorized to administer and enforce the provisions of the
26 CRMLA and rules and regulations promulgated thereunder.

27 2. Respondent is a licensed residential mortgage lender with a principal place of
28 business at One Sugar Creek Center Blvd. Suite 1000, Sugar Land, Texas 77478.

1 3. Financial Code section 50205 requires a licensed residential mortgage lender to
2 maintain a surety bond.

3 4. On or about January 25, 2023 the Commissioner received notice that Respondent’s
4 surety bond would be cancelled on February 5, 2023 if the bond was not reinstated, continued, or
5 replaced before that date.

6 5. On November 14, 2023 the Commissioner served a notice on Respondent, informing
7 the company that the Commissioner would issue an Order to Discontinue Residential Mortgage
8 Lending And/Or Servicing Activities Pursuant to Financial Code section 50319 if the surety bond
9 was not reinstated, continued, or replaced by November 24, 2023.

10 6. Respondent’s bond expired on February 5, 2023.

11 7. Respondent has yet to replace or reinstate its surety bond in violation of Financial
12 Code section 50205.

13 8. Respondent failed to comply with the bonding requirements of Financial Code
14 section 50205 and is conducting residential mortgage lending and/or servicing business in such an
15 unsafe or injurious manner as to render further operations hazardous to the public or to customers.

16 9. Section 50319 of the Financial Code provides in pertinent part:

17 (a) If the commissioner, as a result of any examination or from any report
18 made to him or her, shall find that any person subject to this division is in an
19 insolvent condition, is conducting business in an unsafe or injurious manner
20 that renders further operations hazardous to the public or to customers, has
21 failed to comply with the provision of Section 50317, has permitted its
22 tangible net worth to be lower than the minimum required by law, or has
23 failed to comply with the bonding requirements of Section 50205, the
24 commissioner may, by an order addressed to and served by registered or
25 certified mail, or by personal service on that person, and on any other person
26 having in his or her possession or control any trust funds or other property
27 deposited in escrow with that person, direct discontinuance of the
28 disbursement, in whole or in part, of trust funds held by the licensee and
order the establishment of a separate trust account for all subsequent trust
funds received by the licensee. No person having in his or her possession
any of these funds or documents shall be liable for failure to comply with
the order unless he or she has received written notice of the order. Subject to
subdivision (b), the order shall remain in effect until set aside by the
commissioner, or the person is the subject of an order for relief in
bankruptcy.

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(b) Within 15 days from the date of an order pursuant to subdivision (a), the person may request a hearing under the Administrative Procedure Act (Chapter 5 (commencing with Section 11500) of Part 2 of Division 3 of Title 2 of the Government Code). Upon receiving a request, the matter shall be set for hearing to commence within 30 days after the receipt unless the person subject to this division consents to a later date. If no hearing is requested within 15 days after the mailing or service of the notice and none is ordered by the commissioner, the failure to request a hearing shall constitute a waiver of the right to a hearing. Neither the request for a hearing nor the hearing itself shall stay the order issued by the commissioner under subdivision (a).

NOW, BASED ON THE FOREGOING, AND GOOD CAUSE APPEARING

THEREFORE, it is hereby ORDERED, under the provisions of Financial Code section 50319, Hancock Mortgage Partners, LLC immediately discontinue the disbursement, in whole or in part, of trust funds held by the licensee and establish a separate trust account for all subsequent trust funds received by the licensee.

THIS ORDER is to remain in full force and effect until further order of the Commissioner of Financial Protection and Innovation.

Dated: November 28, 2023
Sacramento, California

CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and Innovation



By _____
MEIRCEE BOULAHROUD
Financial Institutions Manager
California Residential Mortgage Lending Act