

STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
DIVISION OF MORTGAGE LENDING

Before the Commissioner of the Division of Mortgage Lending

In the Matter of:

BROOKE BEDSON,  
d/b/a "SILVER STATE CONSULTING GROUP,"  
d/b/a "SILVER STATE CONSULTING"  
Mortgage Broker License No. UNL,

Respondent.

Order No. 2018-005

Case No. 2018-005

CONSENT ORDER REQUIRING COMPLIANCE,  
IMPOSING AN ADMINISTRATIVE FINE,  
AND ASSESSING INVESTIGATIVE COSTS

Issued and Entered,  
This 13<sup>th</sup> day of August, 2020,  
By Cathy Sheehy,  
Commissioner

The Commissioner of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending (the "Commissioner") having been statutorily charged with the responsibility and authority to administer and enforce Chapter 645B of the Nevada Revised Statutes, NRS 645B.010 *et seq.* ("the Statute"), and Chapter 645B of the Nevada Administrative Code, NAC 645B.001 *et seq.* ("the Regulation") (collectively "the Act"), governing the licensing and conduct of mortgage brokers and mortgage agents in the State of Nevada; and,

The Commissioner having been granted general supervisory power and control and administrative enforcement authority over mortgage brokers and mortgage agents doing business in the State of Nevada pursuant to the Act; and,

The Commissioner having been further vested with broad authority to conduct investigations to determine whether any person has violated any provision of the Act; and,

NRS 645B.900 prohibiting any person from offering or providing the services of a mortgage broker or mortgage agent, or otherwise from engaging in, carrying on, or holding himself or herself out

1 as engaging in or carrying on the business of a mortgage broker or mortgage agent without first obtaining  
2 such license issued under the Statute unless the person is exempt; and,

3 The Division of Mortgage Lending (“the Division”) having received information indicating that  
4 BROOKE BEDSON (“RESPONDENT”) is or was engaged in activity requiring licensure as a mortgage  
5 broker under the Statute, namely by holding herself out as a private-money lender who is able to originate  
6 and fund loans on residential property, and providing private-money loans as described in the  
7 Commissioner’s issued ORDER TO CEASE AND DESIST, ORDER IMPOSING AN  
8 ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS, AND NOTICE OF OPPORTUNITY FOR  
9 HEARING (“CEASE AND DESIST ORDER”) in this matter, as secured by a lien on the residential  
10 property; and,

11 Division staff having conducted and completed an investigation of RESPONDENT’s business  
12 practices and activities pursuant to NRS 645B.060(2)(c), and, based upon the findings of that  
13 investigation, determined that, in violation of NRS 645B.900, specifically in connection with the  
14 transaction described in the CEASE AND DESIST ORDER, RESPONDENT was engaged in activity  
15 requiring licensure as a mortgage broker under the Statute without first having obtained such licensure;  
16 and,

17 RESPONDENT having been served on or about May 31, 2018, in accordance with  
18 NRS 233B.127(3), with the CEASE AND DESIST ORDER providing RESPONDENT with: (1) notice  
19 of facts or conduct which warrant disciplinary action against RESPONDENT, and (2) notice of  
20 opportunity for administrative hearing; and,

21 RESPONDENT, having expressed her intent to comply with the Act and her desire to cooperate  
22 with the Division, and to avoid the time and expense involved in a formal administrative enforcement  
23 hearing; and,

24 The Division and RESPONDENT having conferred concerning this matter and determined to  
25 resolve this matter pursuant to the following terms:

- 26 1. RESPONDENT agrees to henceforth CEASE AND DESIST from any violations of the  
27 Act, including as such pertains to the unlicensed practices and activities prohibited by the Act; and,  
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1           2.       RESPONDENT agrees to pay to the Division an ADMINISTRATIVE FINE in the amount  
2 of \$35,000.00 to resolve claims of violations with respect to the one unlicensed lending matter identified  
3 in the CEASE AND DESIST ORDER; and,

4           3.       RESPONDENT agrees to pay to the Division its INVESTIGATIVE COSTS in the amount  
5 of \$6,540.00 in accordance with NRS 622.400 to reimburse the Division for such costs associated with  
6 the CEASE AND DESIST ORDER; and,

7           4.       RESPONDENT understands and agrees that failure to strictly comply with each and every  
8 provision of this Consent Order is a violation of the Act and is grounds for any further discipline  
9 authorized under the Act; and,

10          5.       RESPONDENT, having knowingly and voluntarily affixed her signature to the attached  
11 VOLUNTARY CONSENT TO ENTRY OF COMMISSIONER'S CONSENT ORDER REQUIRING  
12 COMPLIANCE, IMPOSING AN ADMINISTRATIVE FINE, AND ASSESSING INVESTIGATIVE  
13 COSTS ("VOLUNTARY CONSENT"), incorporated herein by this reference, has consented to the  
14 issuance of this Consent Order with the intent to be legally bound hereby, and having waived and  
15 relinquished any and all rights that RESPONDENT may now or hereafter have to be served with a notice  
16 of charges and an administrative hearing in this matter or to judicial review of, or otherwise challenge or  
17 contest, the entry of this Consent Order; and,

18          RESPONDENT having had opportunity to consult with legal counsel of her choosing concerning  
19 this matter; and,

20          The Commissioner having made the following FINDINGS and CONCLUSIONS based upon the  
21 foregoing and the books and records of the Division:

22          1.       The Commissioner has jurisdiction and authority to issue this Consent Order in this matter,  
23 pursuant to the Nevada Administrative Procedures Act ("NAPA"), NRS 233B.010 *et seq.*, and the  
24 Mortgage Brokers and Mortgage Agents Act, NRS 645B.010, *et seq.*

25          2.       All required notices have been issued in this matter, and the notices and service thereof  
26 were appropriate and lawful in all respects.

27          3.       The terms of this Consent Order are a reasonable resolution of this matter and in the public  
28 interest.

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4. All applicable provisions of NAPA and NRS 622 have been met.

5. RESPONDENT violated NRS 645B.900.

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. RESPONDENT shall henceforth fully comply with the provisions of the Act and shall CEASE AND DESIST from any and all violations of the Act.

2. RESPONDENT shall pay to the Division an ADMINISTRATIVE FINE in the amount of \$35,000.00. The administrative fine shall be and is due to the Division no later than **April 30, 2019** (as reflected in the attached invoice) and shall be accompanied by the signed and notarized VOLUNTARY CONSENT as attached.

3. RESPONDENT shall pay to the Division its INVESTIGATIVE COSTS in the amount of \$6,540.00. The investigative costs shall be and are due to the Division no later than **April 30, 2020** (as reflected in the attached invoice) and shall be accompanied by the signed and notarized VOLUNTARY CONSENT as attached.

4. Failure to abide with the foregoing terms as set forth in this Consent Order shall render the terms of this Consent Order NULL AND VOID, thereby subjecting RESPONDENT to the disciplinary measures described in the CEASE AND DESIST ORDER, of which RESPONDENT was previously notified in this matter.

5. This Consent Order shall be and is effective and enforceable on the date that it is issued, as shown in the caption hereof.


6. This Consent Order shall remain effective and enforceable until terminated, modified, set aside, or suspended in writing by the Commissioner.

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7. The Commissioner specifically retains jurisdiction over the matters contained herein and has the authority to issue such further order(s) as the Commissioner shall deem just, necessary, and appropriate to enforce the Act and protect the public.

IT IS SO ORDERED.

DIVISION OF MORTGAGE LENDING  
By:   
CATHY SHEEHY, COMMISSIONER