

1 STATE OF NEVADA  
2 DEPARTMENT OF BUSINESS AND INDUSTRY  
3 DIVISION OF MORTGAGE LENDING

4 \* \* \*

5 In re:

6 Du Blake Investments Corp. and  
7 Lori Blake,

8 Respondents.  
9

10 FINAL ORDER

11 The State of Nevada, Department of Business and Industry, Division of Mortgage  
12 Lending (hereinafter, the "Division"), having served the Respondents, Du Blake Investments  
13 Corp. and Lori Blake (hereinafter, "Respondents") on April 19, 2010, with its Order to Cease  
14 and Desist, Notice of Intent to Impose Fine and Notice of Right to Request Hearing, attached  
15 hereto as Exhibit "1" and incorporated herein by reference, which notified Respondents that a  
16 final order would issue in this matter unless, within twenty (20) days of entry and receipt of  
17 said Order, Respondents requested a hearing to contest the charges against them, with said  
18 request to be made in writing, and;

19 Said Order having been sent to Respondents via certified mail and regular mail, and  
20 received by Respondents on April 28, 2010, and;

21 Respondents having failed to request a hearing in this matter, and good cause  
22 appearing:  
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24 NOW, THEREFORE, **IT IS HEREBY ORDERED** that, pursuant to NRS 645B.670 and  
25 NRS 645B.690, Respondents shall immediately **CEASE AND DESIST** all unlicensed  
26 mortgage broker or agent activity in the State of Nevada.  
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1                   **IT IS FURTHER ORDERED** that the sum of said administrative fines, fees and/or costs  
2 be paid in full within **thirty (30) days** of entry of the Final Order;

3  
4                   Dated this 19<sup>th</sup> day of May, 2010.

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6                   State of Nevada  
7                   Department of Business and Industry  
8                   Division of Mortgage Lending

9                   By:   
10                   Joseph L. Waltuch, Commissioner

# **EXHIBIT “1”**

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

In re:

Du Blake Investments Corp. and  
Lori Blake,

Respondents.

**ORDER TO CEASE AND DESIST, NOTICE OF INTENT TO IMPOSE FINE AND NOTICE  
OF RIGHT TO REQUEST HEARING**

The licensing and regulation of mortgage brokers and mortgage agents in the State of Nevada is governed by Chapter 645B of the Nevada Revised Statutes (hereinafter "NRS") and Chapter 645B of the Nevada Administrative Code (hereinafter "NAC"). The State of Nevada, Department of Business and Industry, Division of Mortgage Lending (hereinafter the "Division") has the general duty to exercise supervision and control over mortgage brokers and mortgage brokering activity. See, NRS 645B.060(1), NRS 645B.670 and NRS 645B.690, as amended. Pursuant to that authority, the Division makes the following Factual Allegations, Violations of Law, and Order as follows:

**FACTUAL ALLEGATIONS**

1. Based upon information and belief, Du Blake Investment Corp. (hereinafter "Du Blake Investment") is a corporation organized and existing under the laws of the State of Nevada since on or about January 8, 2009. Currently, Du Blake Investment's status with the Nevada Secretary of State is "active."

2. Based upon information and belief, and at all relevant times herein mentioned, Du Blake Investment held itself out, and continues to hold itself out, as engaging in or carrying

1 on the business of a mortgage broker pursuant to NRS 645B and conducted, and continues to  
2 conduct, mortgage broker activity in the State of Nevada.

3 3. Du Blake Investment has never been issued a mortgage broker license by the  
4 Division pursuant to NRS 645B.

5 4. Based upon information and belief, and at all relevant times herein mentioned,  
6 Lori Blake (hereinafter "Blake") held herself out, and continues to hold herself out, as a  
7 mortgage agent licensed by the Division pursuant to NRS 645B.

8 5. Based upon information and belief, and at all relevant times herein mentioned,  
9 Blake was, and continues to be, affiliated with, or employed by, Du Blake Investment as a "loan  
10 consultant," and solicited and conducted, and continues to solicit and conduct, mortgage  
11 lending activity in the State of Nevada on behalf of Du Blake Investment.  
12

13 6. Blake has never been issued a mortgage agent license by the Division pursuant  
14 to NRS 645B.

15 7. On or about June 23, 2009, the Division received a written complaint (hereinafter  
16 the "Complaint") from complainant DF alleging, among other things, that:

17 a. On or about January 21, 2009, DF spoke with Blake, and made application  
18 to Du Blake Investment for a mortgage loan;  
19

20 b. Du Blake Investment sent DF two commitment letters, both of which were  
21 signed by Blake as "loan consultant," true and correct copies of which (except for redacted  
22 borrower information) are attached hereto collectively as Exhibit A and incorporated herein by  
23 reference as though set forth in full; and

24 c. When the loan was to be funded, Blake informed Complainant that she did  
25 not have the money to fund the loan.  
26

27 8. Pursuant to NRS 645B.060(2)(c), the Division is charged with conducting "...such  
28 investigations as may be necessary to determine whether any person has violated any provision

1 of this chapter, a regulation adopted pursuant to this chapter... or an order of the  
2 Commissioner.”

3 9. Pursuant to NRS 645B.060(2)(e), the Division is further charged with conducting  
4 “...such other investigations, periodic or special audits, investigations and hearings as may be  
5 necessary and proper for the efficient administration of the laws of this State regarding  
6 mortgage brokers and mortgage agents...”

7 10. Pursuant to NRS 645B.610, if a person properly files a complaint with the  
8 Division, the Division is further charged with investigating “each violation alleged in the  
9 complaint...” and the Division “shall determine from the investigation whether there is  
10 reasonable cause to believe that the person committed the alleged violation...” See NRS  
11 645B.610(1) and NRS 645B(3), respectively.

12 11. Pursuant to NRS 645B.900, unless a person is exempt from NRS 645B and  
13 complies with exemption requirements, “[it] is unlawful for any person to offer or provide any of  
14 the services of a mortgage broker or mortgage agent or otherwise to engage in, carry on or hold  
15 himself out as engaging in or carrying on the business of a mortgage broker or mortgage agent  
16 without first obtaining the applicable license issues pursuant to [NRS 645B]...”

17 12. Pursuant to NRS 645B.400, “[a] person shall not act as or provide any of the  
18 services of a mortgage agent or otherwise engage in, carry on or hold himself out as engaging  
19 in or carrying on the activities of a mortgage agent unless the person has a license as a  
20 mortgage agent issues pursuant to NRS 645B.410.”

21 13. After receiving the above Complaint, the Division conducted an investigation,  
22 pursuant to NRS 645B.060, which revealed, among other things, that:

23 a. Du Blake Investment has never been issued a mortgage broker license by  
24 the Division pursuant to NRS 645B.  
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1           b. Blake has never been issued a mortgage agent license by the Division  
2 pursuant to NRS 645B.

3           c. At all relevant times herein mentioned, Blake was affiliated with, or  
4 employed by, Du Blake Investment as a "loan consultant," and solicited and conducted  
5 mortgage lending activity in the State of Nevada on behalf of Du Blake Investment, as  
6 evidenced by Blake's discussion with DF regarding a mortgage loan, and Blake's signature as  
7 "loan consultant" on two loan commitment letters to DF.

8           14. Pursuant to NRS 645B.690(1), as it existed at the time of said violations, "[i]f a  
9 person offers or provides any of the services of a mortgage broker or mortgage agent or  
10 otherwise engages in, carries on or holds himself or herself out as engaging in or carrying on  
11 the business of a mortgage broker or mortgage agent and, at the time:  
12

13           (a) The person was required to have a license pursuant to this chapter and the person did  
14 not have such a license; or

15           (b) The person's license was suspended or revoked pursuant to this chapter,  
16 the Commissioner shall impose upon the person an administrative fine of not more than  
17 \$10,000 for each violation and, if the person has a license, the Commissioner shall revoke it."

18           15. Pursuant to NRS 645B.670, as it existed at the time of said violations, "[f]or  
19 each violation committed by an applicant, whether or not he is issued a license, the  
20 Commissioner may impose an administrative fine of not more than \$10,000 if he has violated  
21 any provision of Chapter 645B, a regulation adopted pursuant thereto or an order of the  
22 Commissioner." See NRS 645B.670(1)(c).  
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24           16. Pursuant to NAC 645B.340(1), if a person engages in an activity in violation of the  
25 provisions of Chapter 645B of NRS, "the Commissioner may issue an order to the person  
26 directing the person to cease and desist from engaging in the activity..."  
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**VIOLATIONS OF LAW**

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2           1.     After investigating this matter, the Division has determined that at all relevant  
3 times herein mentioned Du Blake Investment held itself out as engaging in or carrying on the  
4 business of a mortgage broker in violation of NRS 645B and offered or provided unlicensed  
5 services of a mortgage broker in violation of NRS 645B.900; and

6           2.     At all relevant times herein mentioned, Blake held herself out as engaging in or  
7 carrying on the business of a licensed mortgage agent, and solicited, offered, or provided  
8 unlicensed services of a mortgage agent, in violation of NRS 645B.400 and 645B.900.  
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**ORDER**

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11           **NOW, THEREFORE, THE COMMISSIONER OF THE DIVISION HEREBY ORDERS**  
12 that, based on Du Blake Investment's and Blake's unlicensed activity in violation of NRS 645B,  
13 and pursuant to NRS 622.080 and NAC 645B.340:

14           **A.     DU BLAKE INVESTMENT IMMEDIATELY CEASE AND DESIST** from  
15 the following activities:

16                   1.     Conducting any and all unlicensed mortgage broker activity in the  
17 State of Nevada; and  
18

19                   2.     Advertising for and soliciting mortgage broker business within the  
20 State of Nevada.

21           **B.     BLAKE IMMEDIATELY CEASE AND DESIST** from the following  
22 activities:

23                   1.     Conducting any and all unlicensed mortgage agent activity in the  
24 State of Nevada; and  
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26                   2.     Advertising for and soliciting mortgage agent business within the  
27 State of Nevada.  
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1           **IT IS FURTHER ORDERED** that, pursuant to NAC 645B.340(4) upon filing a verified  
2 petition with the Division within **thirty (30) days** of receipt of this Order to Cease and Desist,  
3 Du Blake Investment and Blake, and each of them, shall be entitled to a hearing with regard to  
4 the contents of this Order to Cease and Desist. Du Blake Investment and Blake are advised,  
5 however, that the provisions of this Order to Cease and Desist are effective immediately upon  
6 Du Blake Investment and Blake being served therewith, whether or not they, or either of them,  
7 request a hearing.

8           **NOTICE TO DU BLAKE INVESTMENT AND BLAKE** and each of them: If you request  
9 a hearing, you are specifically informed that you have the right to appear and be heard in  
10 your defense, either personally or through your counsel of choice at your own expense. At  
11 the hearing, if one is timely requested, the Division will call witnesses and present evidence  
12 against you. You have the right to respond and to present relevant evidence and argument  
13 on all issues involved. You have the right to call and examine witnesses, introduce exhibits  
14 and cross-examine opposing witnesses on any matter relevant to the issues involved.

15           If the Division prevails at any hearing, it may request that attorney's fees and costs be  
16 awarded pursuant to NRS 622.400.

17           **IT IS FURTHER ORDERED**, pursuant to NRS 645B.750, that upon written application  
18 to the Division within **twenty (20) days** of the date of this Order, Du Blake Investment and  
19 Blake, and each of them, shall be entitled to a hearing with regards to the contents of this  
20 Order referenced hereafter. At that hearing the Division will seek:

21           1.       The imposition of an administrative fine against Du Blake Investment  
22 and Blake, jointly and severally, in the amount of Five Thousand Dollars and No Cents  
23 (\$5,000.00), payable to the Division on account of their violations of Chapter 645B of NRS,  
24 the Division's investigative costs in the amount of Six Hundred Sixty Nine Dollars and No  
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1 Cents (\$669.00) as well as the Division's attorney's fees, if any, incurred herein, to be proven  
2 at the hearing; and

3 2. Payment, in full, to the Division of both the administrative fine in the  
4 amount of Five Thousand Dollars and No Cents (\$5,000.00) and the Division's investigative  
5 costs in the amount of Six Hundred Sixty Nine Dollars and No Cents (\$669.00), as well as  
6 the Division's attorney's fees, if any, by Du Blake Investment and Blake, who shall be jointly  
7 and severally liable, within **thirty (30) days** of entry of the Final Order.

8 Should Du Blake Investment or Blake not request a hearing within **twenty (20) days** of  
9 the date of this Order, the Division will enter a Final Order in this matter against Du Blake  
10 Investment and Blake, as required by NRS 645B.750(2).  
11




12 Dated this 19<sup>th</sup> day of April, 2010.

13 State of Nevada  
14 Department of Business and Industry  
15 Division of Mortgage Lending


16 By:   
17 Joseph L. Waltuch, Commissioner  
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# **EXHIBIT “A”**

DU BLAKE INVESTMENT CORP.  
50 S JONES #200  
LAS VEGAS, NV 89107  
March, 25 2009

  
BORROWER  
  
PROPERTIES INC  
  
LAS VEGAS, NV 89117

Property Address:  Las Vegas, NV

Dear:   
We have reviewed your application for credit, and I am pleased to inform you that your loan has been approved. Please read carefully the enclosed terms and conditions upon which this loan has been based.

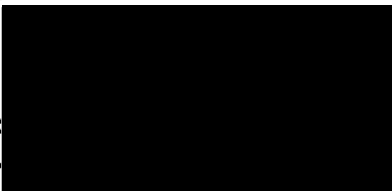
If you have any questions about your loan, or if we can be of further service to you, please call us at our customer service number, 702-562-0007, and an account representative will be happy to assist you.

Terms, 12 months interest only, no pre-payment. 70% LTV. Loan amount to be

\$49,000.00. 5 points shall be paid to DU BLAKE INVESTMENT, AND WILL BE ADDED TO THE LOAN.

Conditions. \$1000.00 for processing, (paid in full) Purchase Contract, Corporation Papers

Lori Blake  
Loan Consultant



DU BLAKE INVESTMENT CORP.  
50 S JONES #200  
LAS VEGAS, NV 89107  
March, 25 2009

[REDACTED]

**BORROWER**

[REDACTED] PROPERTIES INC

[REDACTED]

LAS VEGAS, NV 89117

Property Address: [REDACTED] Las Vegas, NV

Dear: [REDACTED]

We have reviewed your application for credit, and I am pleased to inform you that your loan has been approved. Please read carefully the enclosed terms and conditions upon which this loan has been based.

If you have any questions about your loan, or if we can be of further service to you, please call us at our customer service number, 702-562-0007, and an account representative will be happy to assist you.

Terms, 12 months interest only, no pre-payment. 70% LTV. Loan amount to be \$105,000.00. 5 points shall be paid to DU BLAKE INVESTMENT, AND WILL BE ADDED TO THE LOAN.

Conditions. \$1000.00 for processing, (paid in full) Purchase Contract, Corporation Papers

Lori Blake  
Loan Consultant

[Handwritten signature] [REDACTED]