

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:

PAO LAN JARJABKA,
Mortgage Broker License No. UNL (unlicensed), and

GREGORY RONALD THOMPSON,
Mortgage Broker License No. UNL (unlicensed), and

PAO LAN JARJABKA REVOCABLE LIVING TRUST,
Mortgage Broker License No. UNL (unlicensed),

Respondents.

Order No. 2020-007
Case No. 2020-007

CONSENT ORDER

Issued and Entered,
This 24th day of August, 2021,
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, 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 companies and mortgage loan originators doing business in the State of Nevada; and,

The Commissioner having been vested with general supervisory power and control over all mortgage companies and mortgage loan originators doing business in the State of Nevada pursuant to the Act and,

PAO LAN JARJABKA, ("JARJABKA"), GREGORY RONALD THOMPSON, ("THOMPSON"), and by and through PAO LAN JARJABKA REVOCABLE LIVING TRUST ("JARJABKA LIVING TRUST"), (hereinafter "RESPONDENTS"), are or were engaged in activity

1 requiring licensure as a mortgage loan originator or mortgage company under the Act and therefore
2 subject to the jurisdiction of the Commissioner; and,

3 The Division of Mortgage Lending (“the Division”) having commenced an investigation of
4 RESPONDENTS’ business practices, pursuant to NRS 645B.060(2)(c) and having determined, from that
5 investigation, that RESPONDENTS were engaged in activity requiring licensure as a mortgage loan
6 originator or mortgage company under the Statute and that RESPONDENTS did not have the required
7 licensure; and,

8 RESPONDENTS having been served on or about February 3, 2021, with an Order to Cease and
9 Desist and Order Imposing an Administrative Fine and Investigative Costs, providing RESPONDENTS
10 with (1) notice of facts or conduct which warrant disciplinary action against RESPONDENTS, (2) a
11 notice of opportunity for administrative hearing; and (3) a notice of an opportunity for an informal
12 conference, prior to the commencement of formal disciplinary action, to show compliance with all lawful
13 requirements; and,

14 RESPONDENTS having exercised their right to an informal conference and that conference
15 being held via videoconference on March 9, 2021, attended by Division staff and Division counsel and
16 RESPONDENTS. At the conference RESPONDENTS stated their conduct was not intended to violate
17 the Act and was done without the belief that a license was required; and,

18 The Division and RESPONDENTS having conferred at the conference and via email and
19 telephonic conversations between Division counsel and RESPONDENTS, for the purpose of resolving
20 this matter without the time and expense of a protracted evidentiary hearing, determined to resolve this
21 matter pursuant to the following terms:

22 1. RESPONDENTS agree to pay the Division an administrative fine in the amount
23 of \$10,500; and,

24 2. RESPONDENTS agree to pay the Division the Division’s administrative and other
25 costs in the amount of \$4,080, and

26 3. RESPONDENTS agree to hold an administrative fine in the amount of \$35,500 in
27 abeyance (this amount being the remaining balance from the original fine of \$46,000 as stated in the
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1 February 3, 2021 Cease and Desist Order at page 8, line 4, and the agreed upon amount of \$10,500 as
2 stated above in Term 1); and,

3 4. RESPONDENTS agree to pay the \$35,500 held in abeyance if they are found to
4 be conducting any unlicensed activity, and specifically of the type as described in the February 3, 2021
5 Cease and Desist Order, in addition to any fine assessed in a new Order; and

6 RESPONDENTS, having knowingly and voluntarily affixed their signature to the attached
7 VOLUNTARY CONSENT TO ENTRY OF COMMISSIONER'S CONSENT ORDER (the "Voluntary
8 Consent"), incorporated herein by this reference, has consented to the issuance of this Consent Order
9 ("the Order") with the intent to be legally bound hereby, and having waived and relinquished any and all
10 rights that RESPONDENTS may now or hereafter have to be attend an administrative hearing in this
11 matter or to judicial review thereof, or otherwise challenge or contest, the entry of this Order; and,

12 RESPONDENTS, having had opportunity to consult with legal counsel of their choosing
13 concerning this matter; and,

14 The Commissioner having determined that the terms of this Order are a reasonable resolution of
15 this matter and in the public interest.

16 NOW, THEREFORE, IT IS HEREBY ORDERED that:

17 1. RESPONDENTS shall CEASE AND DESIST from any and all violations of NRS
18 645B.

19 2. RESPONDENTS shall pay to the Division an Administrative fine in the amount
20 of \$10,500. The Administrative fine shall be and is due upon RESPONDENTS' execution of the attached
21 Voluntary Consent and shall be tendered to the Division in accordance with the instructions included in
22 the enclosed invoice.

23 3. RESPONENTS shall pay to the Division the Division's administrative and other
24 costs in the amount of \$4,080. The Administrative costs shall be and is due upon RESPONDENTS'
25 execution of the attached Voluntary Consent and shall be tendered to the Division in accordance with the
26 instructions included in the enclosed invoice.

27 4. An Administrative fine of \$35,000 will be held in abeyance and will be paid by
28 RESPONDENTS only if they are found to be conducting any unlicensed activity, and specifically of the

