

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:

VEGAS CONSTRUCTION SERVICES, LLC,
Escrow Agency License No. UNL.,

Case No. 2024-002

and

BRIAN A. MAYNOR,
Escrow Agent License No. UNL.,

RESPONDENTS.

ORDER TO CEASE AND DESIST,
AND NOTICE OF ORDER IMPOSING
ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS,
AND
NOTICE OF OPPORTUNITY FOR ADMINISTRATIVE HEARING

Issued and Entered,
This 10th day of October, 2024,
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 645A of the Nevada Revised Statutes, NRS 645A.010 *et seq.* (the "Statute"), and Chapter 645A of the Nevada Administrative Code, NAC 645A.005 *et seq.* (the "Regulation") (collectively, the "Act"), governing the licensing and conduct of escrow agencies and escrow agents in the State of Nevada; and,

The Commissioner having been granted general supervisory power and control and administrative enforcement authority over all escrow agencies and escrow agents doing business in the State of Nevada pursuant to the Statute; and,

1 Pursuant to that statutory authority and responsibility vested in the
2 Commissioner, and in accordance with provisions of the Act and other applicable law,
3 notice is hereby provided to VEGAS CONSTRUCTION SERVICES, LLC ("VCS"), and
4 BRIAN A. MAYNOR ("Maynor") and/or their affiliates and/or assignees (collectively
5 "RESPONDENTS"), to cease any and all activity as set forth herein and for which
6 licensure is required under the Act until such time as they have obtained a license or
7 exemption from the Nevada Division of Mortgage Lending (the "Division").

8 I.
9 FACTUAL AND LEGAL BASIS
10 FOR CEASE AND DESIST ORDER AND
11 ORDER IMPOSING ADMINISTRATIVE FINE

12 The Commissioner finds that there is sufficient factual basis and legal authority to
13 warrant this order ("Order") as follows.

14 1. NRS 645A.010(8) defines the term "escrow agency" as "any person who
15 employs one or more escrow agents" or "an escrow agent who administers escrows on his
16 or her own behalf."

17 2. NRS 645A.010(9) defines the term "escrow agent" as "any natural person
18 employed by and associated with an escrow agency engaged in the business of
19 administering escrows for compensation."

20 3. On September 24, 2013, VCS became a domestic limited liability company
21 formed and organized under the laws of the state of Nevada (Entity No. E0463352013-9,
22 NV Business Id No. NV20131565532). The principal place of business is located at 7456
23 West Sahara Avenue #103 Las Vegas Nevada 89117.

24 4. Maynor is the registered agent, manager and sole owner of VCS.

25 5. Under Nevada law, VCS is a licensed escrow agency and its principal,
26 Maynor is a licensed escrow agent were granted their licenses on or about February 12,
27 2014.

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1 6. On or about May 1, 2024, VCS failed to submit their annual financial
2 statements by the deadline of not later than 120 days after the last day of each fiscal year
3 of the escrow agency.

4 7. On or about May 6, 2024, the Division received notice from Great American
5 Insurance Group of the cancellation of the VCS surety bond with an effective date of July
6 6, 2024.

7 8. On or about May 7, 2024, the Division sent a reminder notice to
8 RESPONDENTS through email correspondence reminding the licensees of their license
9 renewal deadline of July 1, 2024.

10 9. On or about June 6, 2024, the Division sent a written notice via email
11 correspondence to Maynor advising of the financial statement submission requirements.

12 10. On or about June 19, 2024, Maynor replied to the Division's email
13 correspondence stating medical reasons for the RESPONDENTS failure to submit the
14 required financial statements. Additionally, he requested an extension.

15 11. On or about June 20, 2024, the Division responded to Maynor's email
16 correspondence, stating that the annual financial statements extension would be
17 considered, but requested additional information with a due date of June 28, 2024. The
18 goal of the Division was to further evaluate the extension request, and to assess the
19 status of the business operations, management, and oversight, given Maynor's
20 explanation of the delays were due to his health condition.

21 12. Maynor missed the June 28, 2024, deadline to submit the annual financial
22 statements since the Division received no response from him by that date.

23 13. NRS 645A.040(1) states that an escrow agency license expires on July 1 of
24 each year if the license has not been renewed. Additionally, under NRS 645A.040(1) an
25 escrow agent's license expires on July 1 of each year if the license has not been renewed.

26 14. On July 1, 2024, both VCS and Maynor failed to renew their licenses as an
27 escrow agency and escrow agent. Therefore, RESPONDENTS' licenses as an escrow
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1 agency and escrow agent were put on “terminated-failed to renew” status by the Division
2 as of July 1, 2024.

3 15. On or about July 3, 2024, the Division sent email correspondence to Maynor
4 to inform him of the past due renewal applications for the escrow agency and escrow
5 agent by June 30, 2024.

6 16. On July 6, 2024, no new surety bond or renewal of the surety bond was
7 provided to the Division by VCS.

8 17. On or about July 9, 2024, the Division sent email correspondence to Maynor
9 to follow up on the missed June 28, 2024, deadline for the annual financial statements
10 and set a new deadline of July 12, 2024.

11 18. On or about July 11, 2024, Maynor responded to the Division’s email
12 correspondence that his certified public accountant (“CPA”) is still working on his
13 financial statement with no estimated completion date. Maynor confirmed that VCS
14 currently has up to 10 active clients/accounts. He failed to address the Division’s
15 questions on the business operations, providing vague and incomplete answers. The
16 Division acknowledged Maynor’s response, reminded him of his obligation to submit
17 financial statements, a complete response, and set a new deadline of July 31, 2024.
18 Maynor was then advised that failure to meet this deadline may result in enforcement
19 action against VCS.

20 19. On or about July 31, 2024, Maynor replied to the Division’s email
21 correspondence by providing incomplete information and records to the Division,
22 concerning VCS’s business operations and trust accounts. He advised the Division that
23 his financial statements will be submitted by August 9, 2024.

24 20. On August 9, 2024, Maynor did not file the financial statement with the
25 Division as he stated he would.

26 21. On or about September 3, 2024, RESPONDENTS submitted applications for
27 the reinstatement of their escrow agency license for VCS and the escrow agent’s license
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1 for Maynor. The Commissioner granted a review to proceed regarding the reinstatement
2 applications for RESPONDENTS.

3 22. On or about September 4, 2024, the Division sent email correspondence to
4 Maynor with notification that the reinstatement submission deadline of September 1,
5 2024, was missed. He was also notified of the reinstatement items needed for review with
6 a deadline of September 14, 2024.

7 23. On or about September 10, 2024, the Division sent a "Notice of Examination"
8 and "Manager's Questionnaire" to Maynor via email correspondence, with a completion
9 due date of September 24, 2024, to complete the "Manager's Questionnaire."

10 24. On or about September 11, 2024, the Division sent email correspondence to
11 Maynor with reinstatement application deficiencies, with a deadline to correct these
12 deficiencies by 4:00 p.m. on September 16, 2024.

13 25. On or about September 16, 2024, Maynor replied to the Division's email
14 correspondence of September 11, 2024, requesting an extension, the Division granted the
15 extension request with an updated due date of 4:00 p.m. on September 17, 2024. Also, the
16 Division requested that Maynor provide the missing reinstatement items including the
17 audited financial statements.

18 26. On September 17, 2024, Maynor did not provide the Division with the
19 required items by the deadline. So, the Division sent email correspondence to Maynor
20 advising him again that the escrow agency and escrow agent licenses will remain in a
21 "terminated-failed to renew" status. The CPA Jacob Burns for VCS submitted the
22 financial statements for 2023 for VCS to the Division via email correspondence.

23 27. On or about September 18, 2024, the Division's internal email
24 correspondence outlines the multiple reinstatement application deficiencies that remain
25 outstanding.

26 28. On or about September 19, 2024, the Division sent email correspondence to
27 Maynor regarding VCS's submitted audited financial statements. After the Division's
28 review of the provided audited financial statements by RESPONDENTS, it was

1 determined that the audited financial statements indicate that VCS is insolvent. The
2 Division continued to request that the RESPONDENTS cooperation with its inspection
3 and examination of VCS's other financial books, records, and operations, especially in
4 light of its unfavorable findings after reviewing these statements. The Division must
5 have access to VCS's financial books and records so that the Division can determine if the
6 RESPONDENTS are operating their escrow business operations in an unsafe and
7 injurious manner.

8 29. The Division sent Senior Mortgage Examiner Edward Renna ("Examiner
9 Renna") and Senior Mortgage Examiner Nickolas Pavicic ("Examiner Pavicic") to the
10 office of VCS located at 7456 West Sahara Avenue, Suite 103, Las Vegas, Nevada 89117
11 at approximately 10:00 a.m. on September 19, 2024, to conduct an exam. The Division
12 Examiners noticed there was no marquee signage, no signage on the building or on or
13 near the office suite. The office door for VCS's office was locked, and there was no
14 response after knocking on the door. The Division Examiners noticed a truck in the
15 parking lot which was parked in the parking spot reserved for VCS. This truck was later
16 identified to be Maynor's vehicle. The Division Examiners were informed by the people in
17 the closest office suite to VCS that someone is at that VCS's office regularly and the last
18 time they saw someone at VCS office was as recent as September 18, 2024. The Division
19 Examiners proceeded to walk around the business complex, and parked their vehicle in
20 the distance to observe if someone would leave or to enter VCS's office. After
21 approximately 15 minutes, the Division Examiners went back to VCS's office and knocked
22 on the locked door without receiving a response.

23 30. At approximately 2:30 p.m. on September 19, 2024, the Division's Examiners
24 conducted an office visit at VCS's office for the second time to try to conduct their exam.
25 For a second time, the Division Examiners received no answer when knocking on the
26 locked office door.

27 31. On September 20, 2024, at approximately 8:45 a.m. the Division Examiners
28 conducted an office visit at VCS's office for the third time to try to conduct their exam.

1 Once more the Division Examiners received no answer when knocking on the locked office
2 door. The Division Examiners were informed by the people in the nearby office suite, that
3 someone entered the VCS office a few times on September 19, 2024, and that person was
4 either dropped off or using a different vehicle than the vehicle previously parked in the
5 parking space reserved for VCS. The Division Examiners took turns walking around the
6 business complex, while the other Division Examiner waited for Maynor to return to the
7 VCS's office. After approximately 20 minutes, the Division Examiners received
8 information from two people at an office suite nearby that someone trying to go unnoticed
9 leaned up against the wall and departed VCS's office in the opposite direction of the
10 Division Examiners. The Division Examiners split up and looked for Maynor in the
11 surrounding business complex without success. Examiner Renna left his business card
12 with the people in the nearby office suite and asked if they would contact him if anyone
13 returns to the VCS's office.

14 32. At approximately 4:00 p.m. on September 20, 2024, a person at the nearby
15 office suite contacted Examiner Renna to inform him that someone had returned to the
16 VCS's office. The Division Examiners returned to the VCS's office for a fourth time to
17 attempt to conduct their exam. Yet again, the Division Examiners received no answer
18 when knocking on the locked office door for VCS's office. Examiner Pavicic walked around
19 the building complex. He noticed that Maynor's vehicle was present, but not in the VCS
20 assigned parking space, the vehicle was parked in a parking spot on the opposite side of
21 the business complex. At this time Maynor exited VCS's office, and Examiner Pavicic
22 encountered Maynor in the parking lot. Examiner Renna walked around the building
23 complex to join Examiner Pavicic and Maynor in the parking lot. The Division Examiners
24 explained they were at VCS's office to conduct their exam and requested that Maynor
25 return to the office for VCS to proceed with the necessary visit.

26 33. Maynor and the Division Examiners returned to VCS's office to proceed with
27 the exam. During the visit inside VCS's office, Maynor was uncooperative and became
28 combative. Maynor repeatedly stated he doesn't have time for this, and we should make

1 an appointment. The visible files were not locked up and were described by Maynor as the
2 files of VCS's current and past clients. He said all his records are on paper. When the
3 Division Examiners requested inspection of VCS's books and records, Maynor refused and
4 threatened to lock the Division Examiners in the office. Examiner Renna decided to
5 inspect a file in a nearby opened cabinet, Maynor rushed between the file and Examiner
6 Renna, he kicked the cabinet closed and got in Examiner Renna's personal space. Then
7 the Division Examiners and Maynor agreed to end the current visit and scheduled an
8 appointment to finalize the visit at 7:30 a.m. on September 24, 2024.

9 34. On September 24, 2024, at approximately 7:30 a.m. the Division Examiners
10 reported to the VCS's office to complete the exam. The Division Examiners knocked on
11 the locked door for VCS's office with no response received. However, Maynor did not show
12 up for the scheduled appointment as they previously agreed to so that the exam could be
13 completed.

14 35. On or about September 25, 2024, the Division noticed that they did not
15 receive the "Manager's Questionnaire" by the September 24, 2024, deadline or any
16 response by Maynor. Also on this date, the Division sent a subpoena to VCS's office and
17 Maynor's residence, with a due date of October 2, 2024.

18 36. Maynor failed to respond to the subpoena issued to him by the Division by
19 the deadline of October 2, 2024, and has not provided the requested books and records.

20 37. On October 4, 2024, the Division sent a second subpoena to Maynor via
21 email correspondence, and by certified and regular mail. This second subpoena has a due
22 date of October 9, 2024, at 10:00 a.m. for Maynor to respond.

23 38. Maynor failed to respond to the subpoena issued to him by the Division by
24 the deadline of 10:00 a.m. on October 9, 2024, and has not provided the requested books
25 and records.

26 39. As a result of the Division's examination, the following violations are alleged:

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COUNT I

Unlicensed Escrow Agency and Escrow Agent Activity

40. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

41. NRS 645A.015(1) prohibits any person from engaging in, carrying on, or holding himself or herself out as engaging in or carrying on, the business of administering escrows or to act in capacity of an escrow agent or escrow agency within Nevada or with respect to any transaction involving real or personal property located in Nevada without first obtaining a license as an escrow agent or escrow agency issued by the Commissioner pursuant to the Statute, unless a person is properly exempt from the licensure.

42. NRS 645A.221(2) states if a violation of the provisions of NRS 645A.015 by a person, general partner, director, officer, agent or employee of a person then the Commissioner may impose an administrative fine of not more than \$50,000.

43. RESONDENTS' licenses were terminated-failed to renew as of July 1, 2024. However, RESPONDENTS were still conducting escrow agency and escrow agent activity after July 1, 2024, by working on 10 active accounts as stated in their correspondence to the Division.

44. Therefore, the Commissioner may impose an administrative fine of up to \$50,000 for RESPONDENTS violation of NRS 645A.015(1) by conducting escrow agency and escrow agent activity while unlicensed.

COUNT II

Failure to Renew Escrow Agency and Escrow Agent License

45. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

46. NRS 645A.020(3) states that the application for renewal of an existing license by an applicant must include (b) all content in the application form required by the Commissioner; and (c) "any other information required by this chapter, the Commissioner, an order of the Commissioner or requested in connection with the

1 evaluation and investigation of the qualifications and suitability of the applicant for
2 licensure.”

3 47. NRS 645A.020(4) states “if the Commissioner determines, after
4 investigation, that the experience, character, financial condition, business reputation
5 and general fitness of the applicant, or the control persons of the applicant, are such as
6 to command the confidence of the public and to warrant the belief that the business
7 conducted will protect and safeguard the public, the Commissioner shall issue or renew a
8 license to the applicant as an escrow agent or escrow agency.”

9 48. Although RESPONDENTS submitted applications to reinstate their escrow
10 agency and escrow agent licenses, they failed to provide the required items for the
11 Division to review their renewal applications. Besides, the RESPONDENTS failed to
12 meet the Division’s deadlines for consideration of renewal.

13 49. The Commissioner may impose an administrative fine of up to \$50,000 for
14 RESPONDENTS failure to renew their escrow agency and escrow agent licenses which
15 is a violation of NRS 645A.020(3)(b), (3)(c) and (4).

16 COUNT III

17 Failure to Permit Examination of Books and Records

18 50. The Division re-alleges and incorporates all foregoing facts and allegations
19 as though fully set forth herein.

20 51. NRS 645A.090(1) provides that “the Commissioner may refuse to license
21 any escrow agent or escrow agency or may suspend, revoke or place conditions upon any
22 license or impose a fine on any person of not more than \$25,000 for each violation by
23 entering an order to that effect, with the Commissioner’s findings in respect thereto, if
24 upon a hearing it is determined that the applicant, licensee or person: (i) has refused to
25 permit an examination by the Commissioner of his or her books and affairs or has
26 refused or failed, within a reasonable time, to furnish any information or make any
27 report that may be required by the Commissioner pursuant to the provisions of this
28 chapter.”

52. Maynor failed to permit the examination of books and records by the Division multiple times even though he knew the Division Examiners were at the VCS office for that purpose. First Maynor failed to permit the examination of books and records by the Division by not answering the door on multiple occasions when the Division Examiners came to VCS office to conduct an office visit. Then Maynor failed to permit the examination of the books and records of VCS when the Division Examiners were finally able to go into the VCS office, and Maynor physically stopped Examiner Renna from looking at files in one of the open cabinets. Next Maynor failed to permit the examination of the books and records by not being available for the scheduled office visit he made with the Division Examiners. Finally, Maynor failed to permit the examination of books and records by not responding to the subpoenas issued by the Division.

53. The Commissioner may impose an administrative fine of up to \$25,000 for Maynor's actions listed above is a violation of NRS 645A.090(1)(i).

COUNT VI

Failure to Cooperate with the Division

54. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

55. NRS 645A.067 states that “each escrow agency shall pay the assessment levied by the Commissioner and cooperate fully with the audits and examinations performed pursuant to NRS 645F.180.”

56. The Division attempted to work with Maynor to get his cooperation on regularly scheduled annual financial statement submissions, annual renewal, office visits and examination. However, Maynor failed to cooperate with the Division by not submitting his annual financial statement and annual renewal on time or without deficiencies. In addition, Maynor failed to cooperate with the Division's office visit and examination as stated above.

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57. Thus, the Commissioner may impose an administrative fine of up to \$25,000 for Maynor's failure to cooperate with the Division on the issues stated above which is a violation of NRS 645A.067.

COUNT V

Failure to Submit the “Manager’s Questionnaire” Timely

58. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

59. NRS 645A.090(1) provides that “the Commissioner may refuse to license any escrow agent or escrow agency or may suspend, revoke or place conditions upon any license or impose a fine on any person of not more than \$25,000 for each violation by entering an order to that effect, with the Commissioner’s findings in respect thereto, if upon a hearing it is determined that the applicant, licensee or person: (i) has refused to permit an examination by the Commissioner of his or her books and affairs or has refused or failed, within a reasonable time, to furnish any information or make any report that may be required by the Commissioner pursuant to the provisions of this chapter.”

60. The Division requested Maynor to complete the “Manager’s Questionnaire” by September 24, 2024, in order for the Division to gather necessary information from him to determine the safety and soundness of VCS’s escrow and business operations. Nonetheless, Maynor failed to complete and submit the “Manager’s Questionnaire” to the Division by September 24, 2024.

61. Therefore, the Commissioner may impose an administrative fine of up to \$25,000 for Maynor's failure to submit the "Manager's Questionnaire" which is a violation of NRS 645A.090(1)(i).

COUNT VI

Failure to Submit Financial Statements Timely

62. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

1 63. NAC 645A.310(1) an escrow agent is required to file their financial
2 statement to the Commissioner within 120 days after the last day of the fiscal year.

3 64. NAC 645A.310(1)(a) that the financial statement “is dated not earlier than
4 the last day of the fiscal year of the escrow agency.”

5 65. NAC 645A.310(1)(b) that the financial statement “has been prepared based
6 on the books and records of the escrow agency by an independent public accountant who
7 has a valid permit to engage in the practice of public accounting in this State.”

8 66. Under NAC 645A.310(2) the escrow agency can request an extension of
9 time to submit their financial statement. The escrow agency must make this request
10 within 90 days after December 31. After receiving the escrow agency’s request for an
11 extension of time the Commissioner may grant a reasonable extension of time.

12 67. The fiscal year ends on December 31 for the RESPONDENTS. VCS’s
13 financial statement for December 31, 2023, was due on or before April 30, 2024. VCS
14 failed to submit their financial statement by April 30, 2024.

15 68. RESPONDENTS had until March 30, 2024, to request an extension of time
16 to submit their financial statement for December 31, 2023. RESPONDENTS failed to
17 make this request for an extension of time by that date.

18 69. Although Maynor did inform the Division about needing an extension to
19 submit their financial statement on June 19, 2024, the deadline to submit their request
20 was by March 30, 2024.

21 70. Therefore, RESPONDENTS are in violation of NRS 645A.310(1)(a) & (b) by
22 not submitting their financial statement prepared by an independent public accountant
23 by April 30, 2024. Also, RESPONDENTS failure to request an extension of time to
24 submit their financial statement on or before March 30, 2024, is a violation of NAC
25 645A.310(2). As a result of the RESPONDENTS violations of NRS 645A.310(1)(a), (1)(b)
26 and (2) as stated above the Commissioner may impose an administrative fine of up to
27 \$25,000.

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COUNT VII

Failure to Maintain Solvency

71. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

72. NRS 645A.090(1) provides that "the Commissioner may refuse to license any escrow agent or escrow agency or may suspend, revoke or place conditions upon any license or impose a fine on any person of not more than \$25,000 for each violation by entering an order to that effect, with the Commissioner's findings in respect thereto, if upon a hearing it is determined that the applicant, licensee or person: (a) in the case of an escrow agency, is insolvent."

73. After the Division reviewed the RESPONDENTS finally provided annual financial statements, the Division deemed VCS insolvent.

74. The Division's finding that VCS is insolvent means that RESPONDENTS are in violation of NRS 645A.090(1)(a) thus the Commissioner may impose an administrative fine of up to \$25,000 for their violation.

COUNT VIII

Failure to Renew or Replace the Surety Bond

75. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

76. Under NRS 645A.043(1) cancellation of a surety bond may occur upon 60 days' notice via certified mail to the Commissioner. After receiving the notice, "the Commissioner shall immediately notice the licensee that is the principal on the bond of the date of cancellation of the bond, additionally his or her license will be revoked unless the licensee furnishes an equivalent bond or substitute form of security authorized by NRS 645A.042 before the effective date of the cancellation." The Division must send the notice to the licensee via certified mail to his or her last address of record on file with the Division.

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77. NRS 645A.043(2) the license must be revoked on the date the bond is cancelled unless the licensee complies with the requirements in the notice from the Commissioner.

78. VCS has not submitted documentation to the Division that their surety bond is active after the Division's request for proof of the surety bond.

79. The failure to submit an active surety bond is a violation of NRS 645A.043(1) and (2) by RESPONDENTS. Therefore, the Commissioner may impose an administrative fine of up to \$25,000 for RESPONDENTS' violation of NRS 645A.043(1) and (2) by not providing their surety bond.

COUNT IX

Failure to Maintain Safe Conditions While Servicing the Public

80. The Division re-alleges and incorporates all foregoing facts and allegations as though fully set forth herein.

81. NRS 645A.140(1) "When the Commissioner ascertains that the assets or capital of any escrow agency are impaired or that an agency's affairs are in an unsafe condition, the Commissioner may immediately take possession of all the property, business and assets of the agency which are located in this state and retain possession of them pending further proceedings provided for in this chapter."

82. The Division has raised numerous concerns above regarding VCS's financial compliance, operational transparency, and adherence to regulatory obligations. RESPONDENTS are unfit to serve the public due to their failure to maintain safe conditions. As stated above, VCS is contracted to disburse large funds but is insolvent. In addition, RESPONDENTS failed business professionalism to meet deadlines, insufficient guardianship of the clients' records, office signage, and to cooperate with the Division causes concerns of the RESPONDENTS being a risk to the public.

83. The RESPONDENTS unprofessional actions stated above are a violation of NRS 645A.140(1), thus Commissioner may impose an administrative fine of up to \$25,000 for this violation and take immediate possession of all the property of VCS.

II.
ORDER TO CEASE AND DESIST AND
ORDER IMPOSING ADMINISTRATIVE FINE

The Commissioner having formed the opinion based upon the foregoing that RESPONDENTS have been and are engaged in unlicensed activities in violation of the Act and concluded and determined that RESPONDENTS should be ordered to: (1) cease and desist from engaging in any and all activity requiring licensure under NRS 645A; (2) pay an administrative fine; and (3) pay the Division's investigative costs.

NOW, THEREFORE, IT IS ORDERED that RESPONDENTS shall immediately CEASE and DESIST from holding themselves out as, engaging in, or carrying on any activities that require licensure as an escrow agency under the Act, until such time as they have been granted a license to do so.

IT IS FURTHER ORDERED that an ADMINISTRATIVE FINE in the total amount of \$275,000 shall be and hereby is imposed in accordance with NRS 645A.090(1).

IT IS FURTHER ORDERED that the Division's INVESTIGATIVE COSTS in the total amount of \$3,465 shall be and hereby is imposed in accordance with NRS 622.400.

IT IS FURTHER ORDERED that an administrative hearing shall be scheduled in this matter only if RESPONDENTS timely request an administrative hearing in accordance with the instructions set forth in Section III below. If no administrative hearing is requested timely, RESPONDENTS shall be deemed to have waived and relinquished the right to an administrative hearing in this matter and a FINAL ORDER shall be issued in this matter.

IT IS FURTHER ORDERED that this Order shall be and is effective and enforceable on the date that it is issued and entered, as shown in the caption hereof.

IT IS FURTHER ORDERED that this Order shall remain effective and enforceable until terminated, modified, set aside, or suspended in writing by the Commissioner.

IT IS FURTHER ORDERED that the Commissioner specifically retains jurisdiction over the matters contained herein and has the authority to issue such further

1 order(s) as the Commissioner shall deem just, necessary, and appropriate to enforce the
2 Act and protect the public.

3 IT IS SO ORDERED.

4 DIVISION OF MORTGAGE LENDING

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6 By: 
7 Cathy Sheehy, Commissioner
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