

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:)
BLACK MOUNTAIN HOME LOANS OF) Case No: 2025-001
HENDERSON NV, LLC)
Mortgage Company License No. UNL.,)
Respondent.)

**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 13th day of March, 2026,
By Cathy Sheehy Wilcken,
Commissioner

The Commissioner of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending (the "Commissioner") is statutorily charged with the responsibility and authority to administer and enforce Chapter 645B of the Nevada Revised Statutes, NRS 645B.010 *et seq.*¹ (hereinafter, "NRS 645B" or "the Statutes"), and Chapter 645B of the Nevada Administrative Code, NAC 645B.001 *et seq.* (hereinafter, "NAC 645B" or "the Regulations") (the Statutes and Regulations are 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 is required to conduct investigations as may be necessary to determine whether any person has violated any provision of the Act.

¹ This reference is intended to include NRS 645E which provided for a mortgage banker license. In 2017, the Nevada Legislature passed AB 468 (2017) which combined the mortgage banker license with the mortgage broker (changed to mortgage company) license in NRS 645B. NRS 645E expired as of December 31, 2019.

1 Pursuant to that statutory authority and responsibility vested in the Commissioner, and in
2 accordance with provisions of the Act and other applicable law, notice is hereby provided to Black
3 Mountain Home Loans of Henderson NV, LLC and/or their affiliate, DBA Black Mountain Home
4 Loans, and/or assignees (collectively "RESPONDENT"), to cease any and all activity as set forth
5 herein and for which licensure is required under the Act until such time as they have obtained a license
6 or exemption from the Nevada Division of Mortgage Lending ("the Division").

7
8 **I. FACTUAL AND LEGAL BASIS**
9 **FOR CEASE AND DESIST ORDER AND ORDER IMPOSING ADMINISTRATIVE**
10 **FINE AND INVESTIGATIVE COSTS**

11 The Commissioner finds that there are sufficient factual basis and legal authority to warrant this
12 order as follows.

13 1. Black Mountain Home Loans of Henderson NV, LLC ("Black Mountain or RESPONDENT") is
14 a Nevada limited liability company, now revoked and not in good standing.

15 2. RESPONDENT is registered under the laws of the State of Nevada, and since resignation of its
16 former registered agent on May 28, 2024, no registered agent appears of record. RESPONDENT has on
17 file with the State of Nevada a Managing Member, David Eroid Chamblee ("Chamblee"), with an
18 address of 4148 Brookview Way, Las Vegas, Nevada 89121.

19 3. Upon information and belief, Chamblee and/or his personal trust owns RESPONDENT, and/or
20 all RESPONDENT entities and/or their subsidiaries and/or the DBA affiliate, known as Black
21 Mountain Home Loans.

22 4. RESPONDENT operates a business soliciting and negotiating residential home loans at the
23 following location: 2850 West Horizon Ridge Parkway, Suite 200, Office #269, Henderson, Nevada
24 89052.

25 5. At no time relevant to the facts herein did RESPONDENT hold a license from the Division to
26 engage in mortgage lending activities in Nevada.

27 6. On information and belief, RESPONDENT is affiliated with NEXA Mortgage, LLC, a Nevada
28 licensed residential home mortgage company ("NEXA").

1 7. At all times relevant to this matter, NEXA held a mortgage company license pursuant to NRS
2 645B (License No. 5018; NMLS ID. No. 1660690).

3 8. On February 24, 2025, the Division received a complaint regarding RESPONDENT.

4 9. The Division commenced an investigation and discovered through a search on the Nationwide
5 Mortgage Licensing System Registry (NMLS) that RESPONDENT was not licensed as a mortgage
6 company. The investigation also disclosed that RESPONDENT'S website referenced NEXA as the
7 licensed mortgage company responsible for RESPONDENT.

8 10. NEXA was unable to provide evidence of RESPONDENT as a DBA licensed through NEXA,
9 leading the DIVISION to initiate an office inspection as its next step as part of the investigation.

10 11. On May 30, 2025, the Division conducted an office visit at the RESPONDENT'S branch
11 location at 2580 West Horizon Ridge Parkway, Suite 200, Office No. 269, in Henderson, Nevada 89052
12 and learned through the management company that RESPONDENT had an office in the building. The
13 lease, however, described NEXA as the tenant, and the location was managed by Chamblee, who was
14 designated at the time as a qualified employee for NEXA.

15 12. Chamblee did not attend the office visit but during a subsequent phone call that day informed
16 the DIVISION that meetings were by appointment only. Chamblee also stated that RESPONDENT was
17 "powered by NEXA Mortgage, LLC" in response to a question as to whether he was using
18 RESPONDENT as a DBA for NEXA.

19 13. Further, Chamblee and RESPONDENT published various advertisements, including a website,
20 all showing RESPONDENT engaged in activities that require a mortgage company license in Nevada;
21 during the phone call Chamblee agreed to remove or revise these marketing tools forthwith.

22 14. Subsequently, on June 16, 2025, the DIVISION reviewed the RESPONDENT'S website and
23 confirmed that the website was still active and continued to reflect that RESPONDENT was actively
24 soliciting mortgage loan business in the State of Nevada.

25 15. On June 23, 2025, the DIVISION sent email correspondence to NEXA addressing the failure of
26 NEXA to respond to the Additional Request Letter regarding RESPONDENT.

27 16. NEXA responded to this request on June 25, 2025, through an individual identified as Aylah
28 Abas, a NEXA employee, whereby NEXA admitted to operating as an unlicensed DBA, but asserted

1 that RESPONDENT was “powered by NEXA Mortgage, LLC.” NEXA also confirmed that that
2 RESPONDENT has been advertising using the unlicensed DBA under various marketing and
3 advertising platforms.

4 17. As of March 5, 2026, RESPONDENT continues to advertise and market itself as a mortgage
5 company within the State of Nevada and still maintains its website and remains unlicensed, either
6 separately, or as a DBA for NEXA.

7 18. From on or about August 1, 2021, to the present, RESPONDENT conducted mortgage loan
8 activity for which it was required to be licensed under NRS Chapter 645B but while acting as an
9 unlicensed affiliate of NEXA.

10 19. NRS 645B.0127 defines "mortgage company" and states:

11 (1) “Mortgage company” means a person who, directly or indirectly:

- 12 (a) Holds himself or herself out for hire to serve as an agent for any
13 person in an attempt to obtain a loan which will be secured by a lien
14 on real property;
- 15 (b) Holds himself or herself out for hire to serve as an agent for any person
16 who has money to lend, if the loan is or will be secured by a lien on real
17 property;
- 18 (c) Holds himself or herself out as being able to make loans secured by
19 liens on real property;
- 20 (d) Holds himself or herself out as being able to buy or sell notes secured
21 by liens on real property; or
- 22 (e) Offers for sale in this State any security which is exempt from
23 registration under state or federal law and purports to make investments
24 in promissory notes secured by liens on real property.

25 (2) The term includes a wholesale lender.

26 20. Pursuant to NRS 645B.900, unless a person is exempt, it is unlawful for any person to offer or
27 provide any of the services of a mortgage company or mortgage loan originator or otherwise to engage
28 in, carry on or hold himself or herself out as engaging in or carrying on the business of a mortgage
company or mortgage loan originator without first obtaining the applicable license pursuant to NRS
645B.

29 21. RESPONDENT engaged in unlicensed activity by engaging and conducting in the business of
residential mortgage loan activity for residential loans in Nevada that were secured by the respective
properties while not holding the proper licensure or exemption required under NRS Chapter 645 from
the Division.

1 22. Pursuant to NAC 645B.515, the Commission is authorized to order a person engaging in activity
2 in violation of NRS 645B to immediately cease and desist from engaging in the activity.

3 23. Further, NRS 645B.690 authorizes the Commissioner to impose an administrative fine of not
4 more than \$50,000.00 for each violation if a person offers or provides any of the services of a mortgage
5 company or mortgage loan originator or otherwise engages in, carries on or holds himself or herself out
6 as engaging in or carrying on the business of a mortgage company or mortgage originator, and at the
7 time, was required to have a license pursuant to NRS Chapter 645B and the person did not have such a
8 license.

9 24. The Commissioner may also assess and collect costs, including attorney fees, against
10 RESPONDENTS in accordance with NRS 645B.070(3).

11 25. If any Finding of Fact is more properly characterized as a Conclusion of Law, it shall be
12 considered as such.

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14 **II. ORDER TO CEASE AND DESIST AND
ORDER IMPOSING ADMINISTRATIVE FINE, AND INVESTIGATION COSTS**

15 The Commissioner having formed the opinion based upon the foregoing that RESPONDENT
16 has been and is engaged in unlicensed activities in violation of the Act, and concluded and determined
17 that RESPONDENT should be ordered to: (1) cease and desist from engaging in any and all activity
18 requiring licensure under NRS 645B; (2) pay an administrative fine; and (3) pay investigative costs.

19 NOW, THEREFORE, IT IS ORDERED that RESPONDENT shall immediately CEASE and
20 DESIST from holding itself out as engaging in or carrying on any activities that require licensure as a
21 mortgage company under the Act, until such time as it has been granted a license to do so.

22 IT IS FURTHER ORDERED that an ADMINISTRATIVE FINE in the total amount of
23 \$50,000.00 shall be and hereby is imposed in accordance with NRS 645B.690.

24 IT IS FURTHER ORDERED that RESPONDENT shall be hereby assessed the Division's
25 INVESTIGATIVE COSTS in the amount of \$4,410.00 in accordance with NRS 645B.070(3).

26 IT IS FURTHER ORDERED that an administrative hearing shall be scheduled in this matter
27 only if RESPONDENT timely requests an administrative hearing in accordance with the instructions set
28 forth in Sections III and IV below. If no administrative hearing is timely requested, RESPONDENT

1 shall be deemed to have waived and relinquished the right to an administrative hearing on this matter
2 and a FINAL ORDER shall be issued in this matter.

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

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

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

10 IT IS SO ORDERED.

11 DIVISION OF MORTGAGE LENDING

12 By: 

13 _____, Commissioner

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**III. NOTICE OF OPPORTUNITY FOR ADMINISTRATIVE HEARING
ON CEASE AND DESIST ORDER AND ASSESSMENT OF FINE AND
INVESTIGATIVE COSTS**

**NAC 645B.515 authorizes the Commissioner to issue a cease and desist order, subject to the
right of RESPONDENTS to request a hearing, as follows:**

1. If a person engages in an activity in violation of the provisions of this chapter or chapter 645B of NRS, the Commissioner may issue an order to the person directing the person to cease and desist from engaging in the activity.
2. The order to cease and desist must be in writing and must state that, in the opinion of the Commissioner, the person has engaged in an activity:
 - (a) For which the person has not received a license or certificate of exemption as required by chapter 645B of NRS; or
 - (b) In a manner that violates the provisions of this chapter or chapter 645B of NRS.
3. A person who receives an order to cease and desist pursuant to this section shall not engage in any activity governed by chapter 645B of NRS after receiving the order unless the order is suspended or rescinded.
4. **Not later than 30 calendar days after receiving an order pursuant to this section, the person who receives the order may file a verified petition with the Commissioner to request a hearing.** Upon receipt of the verified petition, the Commissioner may, for good cause shown, suspend the order pending the hearing. The Commissioner will hold the hearing on a date not later than 30 calendar days after the date the petition is filed unless the Commissioner and the person agree to another date. The order to cease and desist is rescinded if the Commissioner fails to:
 - (a) Hold a hearing:
 - (1) Not later than 30 calendar days after the date the petition is filed; or
 - (2) On a date agreed to by the Commissioner and the person; or
 - (b) Render a written decision within 45 days after the date the hearing is concluded.
5. The decision of the Commissioner after a hearing is a final decision of the Division for the purposes of judicial review.

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**NRS 645B.750 Duty of Commissioner to provide written notice of disciplinary
action or denial of license; right to administrative hearing; entry of final order; appeals.**

1. If the Commissioner enters an order taking any disciplinary action against a person or denying a person's application for a license, the Commissioner shall cause a written notice of the order to be served personally or sent by certified mail or telegram to the person.

