

STATE OF OHIO
DEPARTMENT OF COMMERCE
Division of Financial Institutions
Consumer Finance

In the matter of:)	Case No. 2009-1097
)	
SANDRA L. RUSHFORD)	<u>DIVISION ORDER</u>
9378 Mason-Montgomery Road)	Revocation of Loan Officer License
Mason, OH 45040)	&
)	Notice of Appellate Rights
)	

WHEREAS, the Ohio Department of Commerce, by and through the Superintendent of the Division of Financial Institutions ("Division"), is charged with the responsibility of administering and enforcing the Ohio Mortgage Broker Act, as codified in Ohio Revised Code ("R.C.") Chapter 1322, and the Division finds that this Order is necessary and appropriate, in the interest of the public, and is consistent with the purposes of the Ohio Mortgage Broker Act; and

WHEREAS, on May 3, 2010, the Division issued Respondent a Notice that informed her that the Division had conducted an investigation of Respondent and, as a result thereof, alleged that:

- A. The Division is authorized by R.C. 1322.10(A)(1)(a) to revoke a loan officer license if the Division finds that the licensee violates or fails to comply with any provision of sections 1322.01 to 1322.12 of the Revised Code or the rules adopted thereunder.
- B. R.C. 1322.07(C) prohibits licensees from engaging in conduct that constitutes improper, fraudulent, or dishonest dealings;
- C. On or about November 4, 2009, Respondent signed the names of parties whose signatures were required for a FHA Amendatory Clause/Real Estate Certification that was part of a loan applicant's file, without the parties' prior knowledge or authorization.
- D. On or about November 18, 2009, Respondent fabricated a letter that was held out to have been written by a loan applicant and was to become part of the applicant's loan file. Respondent then signed the applicant's name to the letter without the applicant's prior knowledge or authorization.
- E. Based on the Division's findings set forth in the foregoing Paragraphs, Respondent violated R.C. 1322.07(C);
- F. Because Respondent violated R.C. 1322.07(C), the Division is authorized under R.C. 1322.10(A)(1)(a) to revoke Respondent's license.

WHEREAS, the Notice informed Respondent of the Division's intent to revoke her loan officer license and of the opportunity for a hearing regarding the revocation if requested within thirty days from the mailing of the Notice. The Notice further cautioned Respondent that "[i]f the Ohio Division of Financial Institutions d[id] not receive a written request for a hearing in its offices within

thirty (30) days of the time of the mailing of th[e] Notice, the Superintendent w[ould] issue an order revoking Respondent's loan officer license[;]"

WHEREAS, service of the Notice on Respondent was perfected;

WHEREAS, Respondent failed to request a hearing by the statutory deadline and thereby failed to defend against the Division's allegations;

WHEREAS, the Division finds that the allegations contained in the Notice are true and that Respondent's loan officer license should be revoked;

Respondent Sandra L. Rushford's loan officer license is hereby REVOKED.

NOTICE OF APPELLATE RIGHTS

Respondent is hereby notified that this Order may be appealed, pursuant to R.C. 119.12, by filing a notice of appeal with the Ohio Division of Financial Institutions, setting forth the order appealed from and the grounds for the appeal. A copy of such notice of appeal must also be filed with the court of common pleas of the county in which the place of business of the Respondent is located, or the county in which the Respondent is a resident. A notice of appeal must be filed within fifteen (15) days after the date of mailing of this Order.

Signed and sealed this 25th day of June, 2010.

LEIGH A. WILLIS

Deputy Superintendent for Consumer Finance
Division of Financial Institutions
Ohio Department of Commerce