

STATE OF OHIO
DEPARTMENT OF COMMERCE
DIVISION OF FINANCIAL INSTITUTIONS
77 South High Street, 21st Floor
Columbus, Ohio 43215-6120

In the matter of:)
) Case No. 06-2769
BARBARA C. KEEFER)
2674 Trottersway Dr.) Notice of Intent to Revoke
Columbus, OH 43235) Loan Officer License &
) Notice of Opportunity for a Hearing
)

JURISDICTION

The Ohio Department of Commerce, by and through the Superintendent of the Division of Financial Institutions ("Division"), is charged with the responsibility of enforcing the Ohio Mortgage Broker Act, codified in Ohio Revised Code ("R.C.") Chapter 1322, and the rules adopted thereunder.

RESPONDENT

Respondent Barbara C. Keefer ("Respondent") holds an active loan officer license (LO# 007367) issued by the Division pursuant to R.C. 1322. Respondent's employer of record is Village Mortgage Corp., whose main office operates under certificate of registration number MB 201. Respondent's home address of record is 2674 Trottersway Dr., Columbus, OH 43235. Respondent's date of birth is April 24, 1963.

NOTICE OF PROPOSED ACTION

In accordance with R.C. 1322.10, and pursuant to R.C. Chapter 119, the Division intends to REVOKE Respondent's loan officer license.

ALLEGATIONS

Pursuant to R.C. 1322.10(B), the Division conducted an investigation into the affairs of Respondent, and as a result thereof, alleges the following:

1. Barbara Keefer applied to the Division for a loan officer license on or about May 6, 2002 to work for H & R Block Mortgage Corp. The Division requested additional information from Ms. Keefer on or about June 27, 2002. She failed to respond. Consequently, pursuant to R.C. 1322.031(D), her application was withdrawn by the Division. Ms. Keefer reapplied for a loan officer license on April 16, 2003 for Gordon Lending Corp. On December 11, 2003, Barbara Keefer was notified that she failed to submit a background

check and that her application would be withdrawn by the Division pursuant to R.C. 1322.031(D) unless she completed the application. Having failed to supply the requested information to the Division, her application was withdrawn. Barbara Keefer next reapplied to the Division for a loan officer license on or about October 26, 2004 for Proserv Financial Corp. which was issued on December 14, 2004.

2. Records of the Respondent reveal Barbara Keefer offered and sought to negotiate and thereby originate a loan without a license on behalf of Gordon Lending Corporation, which loan was subject to the Ohio Mortgage Broker Act, on property located at 682 Township Road 150, Sullivan, OH 44880, on or about February or March 2004. It appears that this loan failed to close.

FINDINGS

1. R.C. 1322.02(B) states: “No person, on the person’s own behalf or on behalf of any other person, shall act as a loan officer without first having obtained a license from the superintendent.”
2. R.C. 1322.01(E) defines “Loan Officer” as “an employee who originates mortgage loans in consideration of direct gain or indirect gain, profit, fees, or charges. ‘Loan Officer’ also includes an employee who solicits financial and mortgage information from the public for sale to another mortgage broker.”
3. By originating a loan without a license issued by the Superintendent pursuant to R.C. 1322.041, Respondent violated R.C. 1322.02(B).

PROPOSED ACTION

Based upon the allegations and findings above, the Division intends to REVOKE the loan officer license of Barbara C. Keefer (LO# 007367).

NOTICE OF OPPORTUNITY FOR A HEARING ON PROPOSED ACTION

Therefore, pursuant to R.C. Chapters 1322 and 119, Respondent is hereby notified that thirty-one (31) days from the date of the mailing of this Notice, the Superintendent intends to issue an ORDER REVOKING the loan officer license of Barbara C. Keefer (LO# 007367).

Respondent is further notified, pursuant to R.C. Chapter 119, that Respondent is entitled to a hearing on this matter. If Respondent desires to request a hearing, the request must be made in writing, and must be received in the offices of the Ohio Division of Financial Institutions within thirty (30) days of the time of the mailing of this Notice. Hearing requests should be addressed to:

**State of Ohio
Department of Commerce
Division of Financial Institutions
Attn: Attorney Timothy C. Winslow
77 South High Street, 21st Floor
Columbus, Ohio 43215-6120**

At the hearing, Respondent may appear in person, by Respondent's attorney, or by such other representative as is permitted to practice before the Agency, or Respondent may present its position, arguments, or contentions in writing, and, at the hearing, may present evidence and examine witnesses appearing for and against Respondent.

If the Ohio Division of Financial Institutions does not receive a written request for a hearing in its offices within thirty (30) days of the time of the mailing of this Notice, the Superintendent will issue an ORDER REVOKING the loan officer license LO# 007367.

Signed and Sealed this _____ day of _____, 2006.

Robert M. Grieser
Deputy Superintendent of Financial Institutions

Cc: Timothy C. Winslow, In House Counsel—Division of Financial Institutions
Matt Lampke, Asst. Attorney General, Business & Government Regulation

L:\Legal Confidential\Jackie\Barbara Keefer LO Revoke2.doc