

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

In the matter of:	)	Case No. M2008-288
	)	
<b>TGAAMC, LLC</b>	)	<b>Notice of Intent to Revoke Mortgage Broker Registration</b>
dba Neighborhood Mortgage Services	)	<b>&amp;</b>
10945 Reed Hartman Hwy, Suite 322	)	<b>Notice of Opportunity for a Hearing</b>
Cincinnati, OH 45242	)	
	)	

---

**JURISDICTION**

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, codified in Ohio Revised Code ("R.C.") Chapter 1322. In accordance therewith, the Division is accountable for the registration of mortgage brokers.

**RESPONDENT**

**TGAAMC, LLC dba Neighborhood Mortgage Services** ("Respondent") is a limited liability corporation that holds a certificate of registration to engage in business as a mortgage broker pursuant to R.C. Chapter 1322. Respondent's business address of record is 10945 Reed Hartman Highway, Suite 322, Cincinnati, Ohio 45242. Respondent operates under mortgage broker certificate of registration number MB.802171.

**NOTICE OF PROPOSED ACTION**

In accordance with R.C. 1322.10 and R.C. Chapter 119, the Division intends to REVOKE Respondent's mortgage broker certificate of registration.

**BASIS FOR PROPOSED ACTION**

The Division has conducted an investigation of Respondent, pursuant to R.C. 1322.10(B), and has found the following:

- A. The Division is authorized by R.C. 1322.10(A)(1)(a) to revoke a mortgage broker certificate of registration if the Division finds that the applicant has violated "or failed to comply with any provisions of sections 1322.01 to 1322.12 of the Revised Code or the rules adopted under those sections or any other law applicable to the business conducted under a certificate of registration[.]"
- B. On December 5, 2007, the Division issued a Division Order pursuant to R.C. 1322.10(A)(2) imposing a fine on Respondent in the amount of one thousand four hundred dollars (\$1,400) due to violations of the Ohio Mortgage Broker Act specified therein. As of the date of this Notice, Respondent has failed to comply with the December 5, 2007 Division Order in that Respondent has not paid the fine.
- C. R.C. 1322.072 prohibits any person from knowingly failing to cooperate with an examination.

- D. On January 31, 2008, the Division issued a compliance examination letter to Respondent that listed multiple issues found in the Division's August 23-24, 2007 examination of Respondent's business. The letter was addressed to Earl C. Paeltz, Respondent's operations manager, and was mailed to Respondent's address of record with the Division. The letter required a response from Respondent within 30 days of the date of the letter. As of the date of this Notice, Respondent has failed to respond to the Division's January 31, 2008 examination letter.

As a result of the findings listed above, the Division has determined that:

1. Respondent's failure to comply with a Division Order, as set forth in paragraph B above, is improper conduct in violation of R.C. 1322.07(C).
2. Respondent's failure to cooperate with a Division examination, as set forth in paragraph D above, is a violation of R.C. 1322.072 and constitutes improper conduct in violation of R.C. 1322.07(C).
3. Because Respondent violated or failed to comply with R.C. sections 1322.07(C) and R.C. 1322.072, the Division is authorized under R.C. 1322.10(A)(1)(a) to revoke Respondent's mortgage broker certificate of registration.

**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 Respondent's mortgage broker certificate of registration.

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: Ohio Division of Financial Institutions, Attn: Anthony D. Siciliano, Consumer Finance General Counsel, 77 South High Street, 21<sup>st</sup> 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. At the hearing, a corporation must have a representative that is permitted to practice before the Agency, such as an attorney.

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 Respondent's mortgage broker certificate of registration.

Signed and sealed this 29th day of April, 2008.

---

**LEIGH A. WILLIS**

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