

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

In the matter of:	)	Case No. 2010-814
	)	
<b>BARBARA A. SCHULTE</b>	)	<b>Notice of Intent to Refuse Loan Originator License Renewal</b>
8090 Stratford Drive – Apt 401	)	&
North Royalton, OH 44133	)	<b>Notice of Opportunity for a Hearing</b>
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**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 licensing of individuals as loan originators.

**RESPONDENT**

**BARBARA A. SCHULTE** (“Respondent”) is an individual that held a loan originator license (LO.029067) issued by the Division to originate residential mortgage loans pursuant to R.C. Chapter 1322. Respondent’s loan originator license expired on April 30, 2010, and Respondent filed an application to renew her license; that renewal application remains pending. Respondent is currently employed by Nations Lending Corporation, located at 7029 Pearl Road - Suite 300, Middleburg Heights, Ohio 44130.

**NOTICE OF PROPOSED ACTION**

In accordance with R.C. sections 1322.041 and 1322.10 and R.C. Chapter 119, the Division intends to REFUSE to renew Respondent’s loan originator license.

**BASIS FOR PROPOSED ACTION**

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

- A. Pursuant to R.C. 1322.041(B)(3), in order for a loan originator license to be renewed, the applicant must have successfully completed the written test required under division (B) of section 1322.051 of the Revised Code. See R.C. 1322.041(A)(5).
- B. Respondent has failed to successfully complete the required written test as part of her renewal application.
- C. Because Respondent has failed to successfully complete the required written test as part of her renewal application, the Division cannot find that Respondent meets the renewal requirement set forth in R.C. 1322.041(A)(5) and (B)(3).

As a result of the findings listed above, the superintendent is authorized to refuse to renew Respondent's loan originator license for failure to meet all of the requirements for renewal set forth in R.C. 1322.041(B).

**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 refusing to renew Respondent's loan originator license.

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: Stephen DeFrank, Consumer Finance Attorney, 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.

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 refusing to renew Respondent's loan originator license.

Signed and sealed this 29<sup>th</sup> day of October, 2010.

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**LEIGH A. WILLIS**

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