



DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
DIVISION OF FINANCE AND CORPORATE SECURITIES  
FINANCE SECTION

BEFORE THE DIRECTOR OF THE DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
STATE OF OREGON

In the Matter of

ORDER NO. O-01-0054

PACWEST FUNDING.COM and  
DAS FINANCIAL SERVICES, INC.  
DBA BOISE RIVER MORTGAGE

CEASE AND DESIST ORDER AND  
CONSENT TO IMPOSITION OF CIVIL  
PENALTIES

To: Pacwest Funding.com

DAS Financial Services, Inc.

1102 N Cole Rd

dba Boise River Mortgage

Boise ID 83704

1101 N Cole Rd

Boise ID 83704

**WHEREAS** the Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter "the Director") conducted an investigation of DAS Financial Services, Inc. dba Boise River Mortgage, and determined that DAS Financial Services, Inc. dba Boise River Mortgage engaged in activities constituting violations of ORS 59.840 through 59.965 (hereinafter "the Oregon Mortgage Lender Law"); and

**WHEREAS** Pacwest Funding.com and DAS Financial Services, Inc. dba Boise River Mortgage wish to resolve and settle this matter with the Director;

**NOW THEREFORE**, as evidenced by the authorized signatures subscribed on this order Pacwest Funding.com and DAS Financial Services, Inc. dba Boise River Mortgage hereby **CONSENT** to the entry of this order:

**FINDINGS OF FACT**

The Director **FINDS** that:

1. DAS Financial Services, Inc. dba Boise River Mortgage (hereinafter "Respondent"), incorporated in Idaho on October 19, 1995, engaged in residential mortgage transactions in Oregon or on Oregon real property in expectation of compensation.

1           2. The Director first issued a license to engage in Oregon residential mortgage  
2 loans to Respondent on September 17, 1996. That license expired on September 16,  
3 1997. On November 12, 1997, the Director issued Respondent a license for the period  
4 of November 12, 1997 through November 12, 1998. Respondent renewed that license  
5 for a two year period which expired on November 13, 2000. Respondent has not been  
6 licensed since November 13, 2000.

7           3. Darin A. Stubbs was the sole owner of Respondent.

8           4. Pacwest Funding.com is a Wyoming corporation formed on May 12, 2000.

9           5. Dona Jeka is the President and Darin Stubbs is a Director of Pacwest  
10 Funding.com.

11           6. Pacwest Funding.com is not licensed to engage in residential mortgage  
12 lending in the State of Oregon, however Pacwest Funding.com did apply for and receive  
13 a one-time exception to the licensing requirements to complete one residential mortgage  
14 transaction in December 2000.

15           7. Oregon consumer Sandra Hess-Davis contacted Respondent in July of 1998  
16 to obtain a refinance loan.

17           8. On July 26, 1998, Sandra Hess-Davis applied to Respondent for the refinance  
18 loan.

19           9. On October 27, 1997, Sandra Hess-Davis signed the final loan documents for  
20 a private money loan from the Derrell C. Pering Trust as brokered by Respondent.

21           10. The loan obtained by Sandra Hess-Davis as brokered by Respondent was for  
22 \$36,000 secured by the manufactured home and the Oregon real property and included  
23 a lender fee of \$360 paid to the Derrell C. Pering Trust, a processing fee of \$300 paid  
24 to DAS, and a loan origination fee \$2,500 paid to DAS.

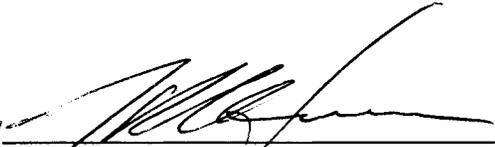
25           11. The loan was subject to the requirements of the Truth in the Lending Act, but  
26 not the Real Estate Settlement Procedures Act.





1 Dated this 6 day of MAY, 2002.

2 **MARY C. NEIDIG, DIRECTOR**  
3 **DEPARTMENT OF CONSUMER AND BUSINESS SERVICES**

4  
5 by   
6 **JAMES G. HARLAN, ACTING ADMINISTRATOR**  
7 **DIVISION OF FINANCE AND CORPORATE SECURITIES**

8 **CONSENT TO ENTRY OF ORDER**

9 I, DARIN A. STUBBS, state that I am the PRESIDENT  
10 of DAS Financial Services, Inc. dba Boise River Mortgage, and I am authorized to act  
11 on its behalf; that I have read the foregoing Order and that I know and fully understand  
12 the contents hereof; that DAS Financial Services, Inc. dba Boise River Mortgage admits  
13 the findings of facts herein. DAS Financial Services, Inc. dba Boise River Mortgage  
14 voluntarily consents to the entry of this Order without further hearing, expressly waiving  
15 any right to a hearing in this matter. DAS Financial Services, Inc. dba Boise River  
16 Mortgage understands that the Director reserves the right to take further actions to  
17 enforce this order or to take appropriate action upon discovery of other violations of  
18 Oregon Mortgage Lender Law. DAS Financial Services, Inc. dba Boise River Mortgage  
19 will fully comply with Oregon Mortgage Lender Law.

20 I understand that this Consent Order is a public document.

21 Dated this 6 day of MAY, 2002.

22 By DARIN A. STUBBS, PRESIDENT  
23 (Office Held)

24   
25 (Signature)

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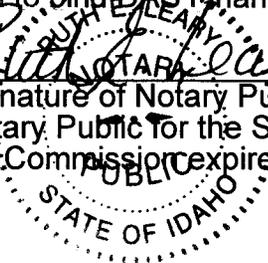
CORPORATE ACKNOWLEDGMENT

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There appeared before me this 6 day of MAY, 2002

DARIN A. STUBBS, who was first duly sworn on oath, and stated that s/he was and is the PRESIDENT of DAS Financial Services, Inc. dba Boise River Mortgage and DARIN A. STUBBS is authorized and empowered to sign this Consent to Entry of Order on behalf of DAS Financial Services, Inc. dba Boise River Mortgage and to bind DAS Financial Services, Inc. dba Boise River Mortgage to the terms hereof.

Ruth E. Cleary  
Signature of Notary Public  
Notary Public for the State of Idaho  
My Commission expires: 10-13-06



CONSENT TO ENTRY OF ORDER

I, DARIN A. STUBBS, state that I am the MANAGING DIRECTOR of Pacwest Funding.com, and I am authorized to act on its behalf; that I have read the foregoing Order and that I know and fully understand the contents hereof; that Pacwest Funding.com admits to the findings of fact herein. Pacwest Funding.com does voluntarily consent to the entry of this Order without further hearing, expressly waiving any right to a hearing in this matter. Pacwest Funding.com understands that the Director reserves the right to take further actions to enforce this order or to take appropriate action upon discovery of other violations of Oregon Mortgage Lender Law. Pacwest Funding.com will fully comply with Oregon Mortgage Lender Law.

I understand that this Consent Order is a public document.

Dated this 6 day of MAY, 2002.

By DARIN A. STUBBS MANAGING DIRECTOR  
(Office Held)  
[Signature]  
(Signature)

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**CORPORATE ACKNOWLEDGMENT**

There appeared before me this 6 day of MAY, 2002,  
DARIN A. STUBBS, who was first duly sworn on oath, and stated that s/he was  
and is the MANAGING DIRECTOR of Pacwest Funding.com and DARIN A. STUBBS  
is authorized and empowered to sign this Consent to Entry of Order on behalf of  
Pacwest Funding.com and to bind Pacwest Funding.com to the terms hereof.

Ruth E. Leary  
Signature of Notary Public  
Notary Public for the State of Idaho  
My Commission expires: 10-13-06

