

1 DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
2 DIVISION OF FINANCE AND CORPORATE SECURITIES  
3 ENFORCEMENT SECTION  
4 BEFORE THE DIRECTOR OF THE DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

4 In the Matter of:

S-05-0087-3

5 Vickie Pritchett,

FINAL ORDER TO CEASE AND DESIST  
BY DEFAULT

6 Respondent.

7  
8 On November 8, 2005, the Director of the Department of Consumer and Business  
9 Services for the State of Oregon (hereafter the "Director"), acting by and pursuant to the  
10 authority of Oregon Securities Law, Chapter 59 of the Oregon Revised Statutes, and  
11 other applicable authority, issued Administrative Order No. S-05-0087-3 to Cease And  
12 Desist And Assessing Civil Penalties And Notice Of Right To Hearing (hereafter "the  
13 Order") against Respondent Vickie Pritchett.

14 On November 10, 2005, Respondent Vickie Pritchett was duly served with a true  
15 copy of the Order and Notice by United States Mail, postage prepaid, and addressed to  
16 Respondent Vickie Pritchett at the following last known address: 49715 SE Wildcat  
17 Mountain Drive in Sandy, Oregon 97055. On November 10, 2005, the United States  
18 Post Office delivered this mailing, which was signed for by "Melody Pritchett."

19 Respondent Vickie Pritchett has not made a written request for a contested case  
20 hearing in this matter and the time to do so has expired.

21 **NOW THEREFORE**, after consideration of the Investigation Report and  
22 accompanying exhibits submitted in this matter by Kirsten Anderson, Enforcement  
23 Officer, and the intervening time and circumstances the Director hereby issues the  
24 following Findings of Fact, Conclusions of Law, and Final Order with no imposition of  
25 civil penalties:

26 ///

Division of Finance and Corporate Securities  
Labor and Industries Building  
350 Winter Street NE, Suite 410  
Salem, OR 97301-3881  
Telephone: (503) 378-4140



## FINDINGS OF FACT

1  
2 The Director **FINDS** that:

3 1. At all time relevant hereto, Pathfinders Mortgage, Inc. (hereinafter "Pathfinders")  
4 was licensed to engage in Oregon residential mortgage transactions.

5 2. In February 2004, Pathfinders Mortgage, Inc. submitted three separate loan  
6 applications to Argent Mortgage Company (hereinafter "Argent") to obtain a refinance  
7 loan for Shree Nwerem to be secured by her residence located at 4842 NE Mallory in  
8 Portland, Oregon, 97211.

9 3. Shree Nwerem did not sign any of the applications that Pathfinders submitted to  
10 Argent.

11 4. One application indicated that Shree Nwerem was self-employed by Nwerem  
12 Bookkeeping earning \$5,000 per month while the other two applications indicated that  
13 she was employed at Northwest Deliverance Ministries as a secretary/bookkeeper  
14 earning \$5,000 per month.

15 5. In support of the application, Pathfinders submitted to Argent a letter from Vickie  
16 Pritchett (hereinafter "Respondent") dated February 18, 2004 written on the letterhead  
17 of Northwest Deliverance Ministries confirming that Shree Nwerem has performed  
18 bookkeeping services for the Church for three years and the arrangement is to continue  
19 (hereinafter "the February 18, 2004 letter").

20 6. At all times relevant hereto, Shree Nwerem has not been employed as a  
21 bookkeeper for Northwest Deliverance Ministries.

22 7. Respondent signed the February 18, 2004 letter knowing that Shree Nwerem  
23 had not been employed by Northwest Deliverance Ministries as a bookkeeper.

24 8. Respondent signed the February 18, 2004 letter knowing that the letter would be  
25 used by Pathfinders to persuade a lender to fund the residential mortgage loan for  
26 Shree Nwerem.

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1 9. The fact that a prospective borrower is employed is a material fact to a lender  
2 and specifically Argent considered it a material fact.

3 **CONCLUSIONS OF LAW**

4 The Director **CONCLUDES** that:

5 1. Respondent violated ORS 59.930(2) when she signed the February 18, 2004  
6 letter knowing that the statement that Nwerem was employed as a bookkeeper for the  
7 Church contained in the February 18, 2004 letter was false and the letter would be used  
8 by Pathfinders to attempt to obtain an Oregon residential mortgage loan for Shree  
9 Nwerem.

10 **ORDER**

11 **NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:**

12 The Director, pursuant to ORS 59.885(4) hereby **ORDERS** that Respondent will  
13 **CEASE AND DESIST** from violating any provision of Oregon Mortgage Lender Law,  
14 OAR 441-850-0005 through 441-885-0010 and any rule, order or policy issued by the  
15 Division, specifically including but not limited to making false statements of material fact  
16 as prohibited by ORS 59.930(2).

17 The date of this order is the day the Director or Director's nominee signs the  
18 order. The entry of this Order in no way limits further remedies which may be available  
19 to the Director under Oregon law.

20 IT IS SO ORDERED.

21 Dated this 30<sup>th</sup> day of December, 2008, at Salem, Oregon.

22 CORY STREISINGER, Director  
23 Department of Consumer and Business Services

24  
25   
26 David Tatmah, Administrator  
Division of Finance and Corporate Securities

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**NOTICE OF RIGHT TO APPEAL**

NOTICE: You are entitled to judicial review of this Order. Judicial review may be obtained by filing a petition with the Court of Appeals in Salem, Oregon within 60 days from the service of this Order. Judicial review is pursuant to the provisions of ORS 183.482 to the Oregon Court of Appeals.

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