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3 **STATE OF OREGON**  
4 **DEPARTMENT OF CONSUMER AND BUSINESS SERVICES**  
5 **DIVISION OF FINANCE AND CORPORATE SECURITIES**

6 In the Matter of:

7 Jeffrey Edward Epple (NMLS ID# 273090),

8 Respondent.

Case No. M-15-0060

Order Granting Conditional Mortgage Loan  
Originator License and Consent to Entry of  
Order

9  
10 **WHEREAS** the Director of the Department of Consumer and Business Services  
11 for the State of Oregon (“Director”) conducted an investigation into the fitness of Jeffrey  
12 Edward Epple (hereinafter “Epple” or “Respondent”) to obtain a mortgage loan  
13 originator license under Oregon Revised Statutes (ORS) 86A.200 to 86A.239 and Oregon  
14 Administrative Rules (OAR) 441-850-0005 through 441-885-0010 (hereinafter  
15 collectively referred to as “Oregon Loan Originator Law”);

16 **WHEREAS** the Director has determined that the public interest is served by  
17 issuing a conditional mortgage loan originator license to Epple pursuant to ORS  
18 86A.224(1)(b);

19 **WHEREAS** Epple wishes to resolve his application for licensure expeditiously  
20 and in full cooperation with the Director, he agrees to enter into a consent agreement and  
21 order (“Order”) for conditional licensure as a mortgage loan originator pursuant to ORS  
22 86A.200 to 86A.239;

23 **NOW THEREFORE**, the Director **GRANTS** a conditional mortgage loan  
24 originator license to Epple subject to continuously meeting the requirements to maintain  
25 the license. Epple **CONSENTS** to entry of this Order upon the Director’s Findings of  
26 Fact and Conclusions of Law as stated hereinafter:

Division of Finance and Corporate Securities  
Labor and Industries Building  
350 Winter Street NE, Suite 410  
Salem, OR 97301-3881  
Telephone: (503) 378-4387





1 I. FINDINGS OF FACT

2 The Director FINDS that:

3 1. Respondent, NMLS ID Number 273090, applied for an Oregon mortgage loan  
4 originator license on April 1, 2015, by completing an application (“Application”) through  
5 the Nationwide Mortgage Licensing System (“NMLS”).

6 2. Respondent’s original application, among other things, contained a “yes” answer to  
7 disclosure question A-1 on the Application that asks “Have you filed a personal bankruptcy  
8 petition or been the subject of an involuntary bankruptcy petition within the past 10 years?”.

9 3. Respondent disclosed that he filed for bankruptcy under Chapter 13 in 2006 as a  
10 result of a reduction in income after moving to Florida and his inability to sell his prior home in  
11 Missouri. He reported that he repaid 100% of his unsecured creditors as part of the bankruptcy  
12 plan but the mortgage holder did have to foreclose on his home in Missouri.

13 4. Respondent received a Chapter 13 bankruptcy discharge on February 1, 2012.

14 5. Respondent reported that he subsequently filed for bankruptcy protection under  
15 Chapter 7 in 2014 as a result of his loss of job and need to relocate from Texas to Missouri  
16 when he was unable to find work.

17 6. Respondent received a bankruptcy discharge under Chapter 7 on October 7, 2014.

18 II. CONCLUSIONS OF LAW

19 The Director CONCLUDES that:

20 7. Respondent has failed to demonstrate the financial responsibility, character, and  
21 general fitness to command the confidence of the community warranting a determination  
22 that Respondent will operate honestly, fairly, and efficiently as required under ORS  
23 86A.212(1)(d) and OAR 441-880-0210(1)(d) as a result of his 2006 Chapter 13 bankruptcy  
24 discharge and his 2014 Chapter 7 bankruptcy.

25 8. Respondent’s lack of financial responsibility is grounds for the Director to deny  
26 the license under ORS 86A.212(1)(d) or deny, suspend, condition, revoke, or decline to



1 renew the license under ORS 86A.224(1)(b).

2 III. ORDER

3 NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:

4 9. The Director, pursuant to ORS 86A.224, hereby ORDERS that, effective the date of  
5 this order, the Oregon loan originator license issued to Respondent shall be conditioned until  
6 further order of the Director. In addition to the requirements of any mortgage loan originator  
7 licensee including, but not limited to, the continuing education and renewal requirements, the  
8 license shall be subject to the following conditions:

- 9 a. Respondent shall comply with ORS Chapter 86A, OAR 441-850-  
10 0050 through OAR 441-885-0010 and any rule, order, or policy  
11 issued by the Director.
- 12 b. Respondent shall file an amendment updating any information  
13 contained on Respondent's licensing application in NMLS within  
14 30 days of the change of any information.
- 15 c. Respondent shall respond within 30 days to any deficiency placed  
16 on Respondent's license in the NMLS.
- 17 d. Respondent shall demonstrate financial responsibility under the standards  
18 set forth in OAR 441-880-0210. This specifically includes that  
19 Respondent shall not file or be the subject of any new petition for  
20 bankruptcy, incur any new unpaid judgments or tax liens, fail to pay his  
21 obligations such that any three accounts are 90 days or more past due, or  
22 have any real property he is in title to subject to foreclosure.

23 10. If Respondent fails to comply with the conditions of this license, Respondent  
24 agrees to notify the Division of the failure to meet the conditions and surrender the license  
25 immediately. If Respondent fails to surrender the license within seven days of providing  
26 notification to the Division or from the date that the Division notifies Respondent that the



1 Director believes that there has been a violation of this Order, whichever is earlier,  
2 Respondent agrees that the conditional mortgage loan originator license shall be revoked  
3 immediately.

4 11. The date of this order is the day the Director or the Director's nominee signs the  
5 order. The entry of this Order does not in any way limit further remedies which may be  
6 available to the Director under Oregon law.

7 Dated this 16th day of April, 2015.

8 Patrick M. Allen, Director  
9 Department of Consumer and Business Services

10 /s/ David C. Tatman  
11 David C. Tatman, Administrator  
12 Division of Finance and Corporate Securities

### 12 CONSENT TO ENTRY OF ORDER

13 I, Jeffrey Edward Epple, NMLS ID Number 273090, state that I have read the  
14 foregoing Order, and I know and fully understand the contents hereof. I have been advised  
15 of the right to a hearing and of the right to be represented by counsel in this matter. I desire  
16 to resolve and settle this matter with the Director. I voluntarily, without any force or duress,  
17 consent to the entry of this Order, expressly waiving any right to a hearing in this matter. I  
18 understand that the Director reserves the right to take further actions to enforce this Order or  
19 to take appropriate action upon discovery of other violations of the Oregon Loan Originator  
20 Law, and I will fully comply with the terms and conditions stated herein.

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

22 Dated this 14th day of April, 2015.

23  
24 /s/ Jeffrey Edward Epple  
25 Jeffrey Edward Epple

26 Subscribed and sworn to before me this 14<sup>th</sup> day of April, 2015.

Division of Finance and Corporate Securities  
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/s/ S. M. Swanson  
Signature of Notary

S. M. Swanson  
Printed Name of Notary Public  
Notary Public for the State of: Missouri

My commission expires: June 8, 2015