STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCIAL REGULATION

In the Matter of: Stephanie Lunceford NMLS# 2081582, Respondent	M-25-0075 FINAL ORDER SUSPENDING MORTGAGE LOAN ORIGINATOR LICENSE, ENTERED BY DEFAULT

On October 28, 2025, the Director of the Department of Consumer and Business Services for the State of Oregon (the "Director"), through the Division of Financial Regulation (the "Division"), pursuant to Oregon Revised Statutes ("ORS") 86A.200 to 86A.239 and Oregon Administrative Rules ("OAR") 441-850-0005 through 441-885-0010, properly served Stephanie Lunceford ("Lunceford") a Proposed Order Suspending Mortgage Loan Originator License and Notice of Right to a Hearing ("Notice Order") via regular and certified United States mail.

The Notice Order offered Lunceford an opportunity for a hearing, if requested in writing within 20 days of service. The Notice Order further informed Lunceford that if a hearing was not conducted because Lunceford did not timely request a hearing or otherwise defaulted, then the designated portion of Division's file, which includes all materials Lunceford submitted, would automatically become part of the contested case record to prove a prima facie case.

On November 9, 2025, Lunceford requested a hearing in writing. On February 24, 2026, the Division properly served Lunceford an Amended Proposed Order Suspending Mortgage Loan Originator License. The Division referred this matter to the Office of Administrative Hearings ("OAH") on February 25, 2026. On April 7, 2026, the OAH notified the parties that the hearing in this matter was scheduled for September 11, 2026,

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

and on that date, the OAH convened a hearing. The Division appeared at the hearing and was represented by Assistant Attorney General Kelly Routt. Tippi Perase, a financial enforcement office for the Division, also appeared on behalf of the Division. Lunceford failed to appear. Accordingly, Lunceford defaulted and a hearing was not held.

After considering the relevant portions of the Division's file in this matter, the Director finds that the record proves a prima facie case. Now, therefore, the Director makes the following Findings of Fact and Conclusions of Law and issues the following Order.

FINDINGS OF FACT

The Director FINDS that:

1. Lunceford first received an Oregon mortgage loan originator ("MLO") license on April 29, 2021, and Lunceford's license is currently active (NMLS# 2081582).

2. By letter, dated June 25, 2025, the Oregon Department of Revenue ("DOR") issued a notice, pursuant to ORS 305.385, requesting that the Division suspend Lunceford's MLO license ("License Suspension Request Letter").

3. The License Suspension Request Letter states that DOR has determined that Lunceford neglected or refused to file tax return(s) or pay taxes. The DOR has been unable to collect payment through other collection methods. In addition, Lunceford has not filed a good-faith appeal with DOR.

4. The License Suspension Request Letter further states that, unless DOR withdraws the request, or enters into a provisional agreement, the suspension will remain in effect until DOR issues a certificate of good standing.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

5. Pursuant to ORS 305.385(4)(b), upon receipt of the License Suspension Request Letter, the Division shall refuse to reissue, renew or extend Lunceford's license until the Division receives a certificate issued by DOR that Lunceford is in good standing with

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

respect to any returns due and taxes payable to DOR as of the date of the certificate.

6. Because Lunceford has neglected or refused to file tax return(s) or pay tax, the Department of Revenue has been unable to collect payment through other collection methods, and Lunceford has not filed a good faith appeal with the Department of Revenue, Lunceford's license shall be suspended pursuant to ORS 305.385(4)(c).

7. For the purpose of the Division's findings, the License Suspension Request Letter, which is the written representation to that effect from DOR to the Division, shall constitute prima facie evidence of Lunceford's failure to file returns or pay the tax, under ORS 305.385(4)(c).

8. By failing to file income tax return(s) or pay taxes, or file a good-faith appeal with DOR, Lunceford has failed to demonstrate financial responsibility sufficient to command the confidence of the community and warrant the determination that Lunceford will operate honestly, fairly and efficiently within the purposes of ORS 86A.200 to 86A.239, in violation of ORS 86A.212(1)(d).

9. Lunceford's violation of ORS 86A.212(1)(d) constitutes grounds to suspend Lunceford's MLO license under ORS 86A.224(1)(a) as a violation of a provision of ORS 86A.200 to 86A.239.

ORDER

10. The Director, pursuant to ORS 305.385(4)(c), ORDERS that, effective the date a final order is entered in this matter, Lunceford's MLO license is SUSPENDED.

11. The Director, pursuant to ORS 86A.224(1)(a), hereby ORDERS that, effective the date a final order is entered in this matter, Lunceford's MLO license is SUSPENDED.

[The rest of this page is intentionally left blank.]

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

This is a "Final Order" under ORS 183.310(6)(b). Subject to this provision, entry of this Order does not limit further remedies that may be available to the Director under Oregon law.

Dated this 15th day of September, 2026.

Sean E. O'Day, Director
Department of Consumer and Business Services

/s/ Dorothy Bean
Dorothy Bean, Chief of Enforcement
Division of Financial Regulation

NOTICE OF RIGHT TO JUDICIAL APPEAL

You are entitled to judicial review of this order in accordance with ORS 183.482. You may request judicial review by filing a petition with the Court of Appeals in Salem, Oregon within 60 days from the date this order is served.

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