STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCE AND CORPORATE SECURITIES

BEFORE THE DIRECTOR OF THE DEPARTMENT OF CONSUMER AND BUSINESS SERVICES

In the Matter of:	**DM-15-0012**
REI One LLC dba Advanced Processing Solutions and John Mogar, Respondents.	**Order to Cease and Desist and Consent to Entry of Order**

The Director of the Department of Consumer and Business Services for the State of Oregon ("Director") conducted an investigation of REI One LLC dba Advanced Processing Solutions and John Mogar. The Division determined that violations of Oregon Revised Statutes ("ORS") 86A.100 *et seq.* and Oregon Administrative Rules ("OAR") 441-850-0005 through 441-885-0010 (collectively "Oregon Mortgage Lender Laws and Rules") and ORS 697.602 to 697.842 and OAR 441-910-0000 through 441-910-0120 (collectively "Oregon Debt Management Service Provider Laws and Rules") had been committed.

NOW THEREFORE, as evidenced by the authorized signature subscribed on this Consent Order, John Mogar as a former managing remember of REI One LLC dba Advanced Processing Solutions, hereby consents to entry of this order upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter.

FINDINGS OF FACTS

The Director finds that:

1. At all times material to this Order, REI One LLC dba Advanced Processing Solutions (APS) reported a principal place of business of 4635 Terraza Mar Marvelosa, San Diego, CA 92130.

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2. At all times material to this Order, John Mogar (Mogar) was a managing member of APS.

3. Neither APS nor Mogar have ever been registered with the Oregon Secretary of State to do business in Oregon.

4. Neither APS nor Mogar have ever held a license to engage in residential mortgage transactions as a mortgage broker in Oregon and have never been registered to provide debt management services in Oregon.

5. Mogar has never been licensed to act as a mortgage loan originator and ASP has not sponsored any Oregon mortgage loan originator licenses.

6. At all times material to this order, consumers NA and MA were Oregon residents, and were party to a home mortgage loan secured by real estate located in Oregon.

7. In or about October 2010, NA and MA were seeking to modify the mortgage on their property.

8. On October 1, 2010, NA wired $2,500 to Chase Bank to the account number and routing number provided by APS. The name on the account receiving the $2,500 was REI One, LLC.

9. APS sent a loan modification packet to NA and MA. NA and MA completed and returned the packet to APS. The documents were dated October 25, 2010.

10. NA and MA did not receive a loan modification or a refund from the APS or Mogar.

CONCLUSIONS OF LAW

The Director concludes that:

1. Respondents acted as a "mortgage broker" under ORS 86A.100(5)(a)(C) when they for compensation, offered to negotiate a modification to the terms and conditions of a NA and MA's mortgage loan.

2. Respondents engaged in "residential mortgage transactions in this state" under ORS 86A.103(2) by acting as a mortgage broker when Respondents offered to negotiate a modification to the terms and conditions of NA and MA's residential mortgage loan secured by property located in Oregon.

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3. Respondents violated 86A.103(1) by engaging in residential a mortgage transaction for NA and MA in Oregon without first obtaining a license as a mortgage broker.

4. Mogar engaged in business as a mortgage loan originator as defined in ORS 86A.200(4)(a) when, for compensation or gain, he offered to negotiate the terms of a residential mortgage loan NA and MA.

5. Mogar violated ORS 86A.203(1) when he engaged in business as a loan originator for NAand MA without first obtaining a license as a mortgage loan originator.

6. Respondents received money or expected to receive money for providing advice, assistance, instruction or instructional material concerning a debt management service, or modifying the terms and conditions of an existing loan under ORS 697.602(2)(c), in violation of ORS 697.612(1)(b)(E).

7. Respondents violated ORS 697.612(1)(b)(E) when they provided debt management services to NA and MA when they were not registered as debt management service providers.

8. Respondents violated ORS 697.612(1)(a) by performing a debt management service without being registered with the Director to provide such a service.

9. Respondents violated ORS 697.692 by accepting or receiving an initial fee of more than $50 from NA and MA.

ORDERS

NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDER:

1. Pursuant to ORS 86A.127(4) and 697.825(1)(a), the Director hereby orders Respondents and all entities owned or controlled by Respondents to cease and desist from violating the Oregon statutes regulating mortgage lending, ORS 86A.100 et seq., and debt management service providers, ORS 697.602 to 697.842.

2. Respondent Mogar shall not engage in any business activity, including soliciting or advertising the availability of such activity, in Oregon that requires registration or licensing by

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the Division of Finance and Corporate Securities without first obtaining the requisite registration or license.

3. Director hereby orders Respondent Mogar to pay and Mogar agrees to pay, restitution of $2,500 to NA and MA. The address for NA and MA shall be provided to Mogar under separate cover.

4. Respondents shall pay a civil penalty of $2,500 for one violation of ORS 86A.103(1), ORS 697.612(1)(b)(E), and ORS 697.612(1)(a). Further, Respondents shall pay a civil penalty of $2,500 for one violation of ORS 697.692(1)(a). The total assessed civil penalty is $5,000

5. However, the civil penalty shall be suspended for a period of three (3) years provided that Respondents do not violate any terms or conditions of this Consent Order. If at the end of the three (3) year period Respondents have fully complied the provisions of the Consent Order, the civil penalty will automatically expire.

6. If Respondents breach any provision of this Order, the full amount of the $5,000 civil penalty shall become due and owing immediately.

Dated this 11th day of May, 2015.

PATRICK M. ALLEN, Director
Department of Consumer and Business Services

/S/ David Tatman
David C. Tatman, Administrator
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CONSENT TO ENTRY OF ORDER

I, John Mogar, state that I have read the foregoing Consent Order. I was a managing member of REI One LLC, dba Advanced Processing Solutions. Respondents have been advised

of the right to a hearing and the right to be represented by counsel in this matter. Respondents voluntarily and without any force or duress, consent to the entry of this Consent Order, expressly waiving any right to a hearing in this matter.

Further, Respondents understand that the Director reserves the right to take further actions to enforce this Consent Order or to take appropriate action upon discovery of other violations of the Oregon Mortgage Lender Laws and Rules and the Debt Management Laws and Rules and that Respondents will fully comply with the terms and conditions stated herein.

Respondents understand that this will become a public document.

Dated this 8 day of April 2015.

/S/ John Mogar
John Mogar, Managing Member
REI One LLC dba Advanced Processing Solutions

NOTARY ACKNOWLEDGMENT

State of California)
)ss.
County of San Diego)

This instrument was acknowledged before me on April 8th, 2015 by John Mogar.

/S/ Marek R. Maciejewski
Notary Public – State of California
My Commission Expires: Feb 16, 2017

See Attached updated CA Acknowledgment

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