

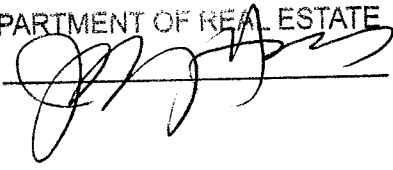
1 DEPARTMENT OF REAL ESTATE  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

**FILED**

MAY 02 2011

DEPARTMENT OF REAL ESTATE

BY: 

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

11 To: )  
12 ) NO. H- 37238 I.A  
13 LENDERS BANCORP, INC., )  
14 or any other fictitious names used by Lenders )  
15 Bancorp, Inc.; and RORY T. WILSON ) ORDER TO DESIST AND  
16 ) REFRAIN  
17 ) (B&P Code Section 10086)  
18 )

17 The Commissioner ("Commissioner") of the California Department of Real Estate  
18 ("Department") caused an investigation to be made of the activities of LENDERS BANCORP,  
19 INC. ("LBI") and RORY T. WILSON ("WILSON"). Based on that investigation, the  
20 Commissioner has determined that LBI and WILSON have engaged in, are engaging in, or are  
21 attempting to engage in, acts or practices constituting violations of the California Business and  
22 Professions Code ("Code") and/or Title 10, California Code of Regulations ("Regulations"),  
23 including the business of, acting in the capacity of, and/or advertising or assuming to act as, a  
24 real estate broker in the State of California within the meaning of Code Section 10131(d)  
25 (performing services for borrowers in connection with loans secured by real property) and  
26

1 10131.2 (advance fee handling) of the Code. Based on the findings of that investigation, set  
2 forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
3 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

4 Whenever acts referred to below are attributed to LBI, those acts are alleged to have  
5 been done by LBI, acting by itself or by and/or through one or more agents, associates, affiliates,  
6 and/or co-conspirators, including, but not limited to WILSON and using the name "Lenders  
7 Bancorp, Inc.," or other names or fictitious names unknown at this time.

8  
9 FINDINGS OF FACT

10 1. LBI is not now, and has never been, licensed by the Department in any capacity. LBI is  
11 a registered corporation incorporated under the laws of the State of California. FMS filed  
12 Articles of Organization with the Secretary of State on January 10, 2006 with Rory T. Wilson  
13 listed as the Agent for Service of Process. At the times set forth below, LBI solicited borrowers  
14 to negotiate loans secured by real property for compensation or in expectation of compensation  
15 to LBI.

16  
17 2. WILSON has been licensed by the Department as a real estate broker since November  
18 27, 2007.

19 3. On or about February 27, 2009, Silvia G. and Alex G. made a payment by Check No.  
20 8892 totaling \$600.00 to LBI as advance fees, pursuant to an agreement titled "Contract for  
21 California, Colorado, and Illinois, Agreement for Research and Analysis" pertaining to loan  
22 solicitation, negotiation, and modification services to be provided by LBI with respect to a loan  
23 secured by real property located at 2148 S. Sultana Avenue, Ontario, CA 91761. WILSON and  
24 LBI instructed Silvia G. and Alex G. not to make any payments to their lender. After five  
25  
26  
27

1 months of multiple emails and text messages and Silvia G.'s lender threatening foreclosure,  
2 Silvia G. and Alex G. have received neither results on their loan, nor a refund of their \$600.00.

3 4. On or about August 6, 2009, in Small Claims Court in San Bernardino County, in Case  
4 No. SMCRS 902036, Silvia G. and Alex G. filed a lawsuit against WILSON and LBI. On or  
5 about October 16, 2009, the Small Claims Court ordered a default judgment for Silvia G. and  
6 Alex G. in the amount \$2,610.00.

7 5. LBI and WILSON did not submit the advance fee agreement "Contract for California,  
8 Colorado, and Illinois, Agreement for Research and Analysis," referred to in Paragraph 3,  
9 above, to the Commissioner ten days before using it.  
10

#### 11 CONCLUSIONS OF LAW

12 6. Based on the findings of fact contained in paragraphs 1 through 5, LBI, acting by  
13 itself, or by and/or through agents, associates, representatives, and/or co-conspirators, including,  
14 but not limited to WILSON, and using the name "Lenders Bancorp, Inc." or other names or  
15 fictitious names unknown at this time, solicited borrowers and performed services for those  
16 borrowers and/or those borrowers' lenders in connection with loans secured directly or  
17 collaterally by one or more liens on real property, and charged, demanded or collected advance  
18 fees for the services to be provided, which acts require a real estate broker license under Sections  
19 10131(d) and 10131.2 of the Code, during a period of time when LBI was not licensed by the  
20 Department as a real estate brokers, in violation of Section 10130 of the Code.

21 7. Based on the findings of fact contained in paragraphs 1 through 5, the document entitled  
22 "Contract for California, Colorado, and Illinois, Agreement for Research and Analysis"  
23 constitutes an advance fee agreement within the meaning of Code Section 10026. The failure by  
24 WILSON OR LBI to submit the advance fee agreement to the Commissioner ten days before using  
25 it constitutes a violation of Code Section 10085 and Section 2970 of the Regulations.  
26  
27





1 DATED: 4-25 2011

2 JEFF DAVI  
3 Real Estate Commissioner

4 By  \_\_\_\_\_

5  
6 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a real estate  
7 broker or real estate salesperson without a license or who advertises using words indicating that he or she  
8 is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not  
9 exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to  
10 exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not  
11 exceeding sixty thousand dollars (\$60,000)."

12  
13 cc: LENDERS BANCORP, INC.  
14 8301 Utica Ave., Suite 201  
15 Rancho Cucamonga, CA 91730

16 LENDERS BANCORP, INC.  
17 14860 Rosetown Ave.  
18 Fontana, CA 92236

19 RORY T. WILSON  
20 14860 Rosetown Ave.  
21 Fontana , CA 92236

22 RORY T. WILSON  
23 160 South Old Springs Road, #270  
24 Anaheim Hills, CA 92808  
25  
26  
27