

**COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
ADMINISTRATIVE AGENCY ACTION NO. 2010-AH-056**

DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

vs.

**FINAL ORDER**

SONYA PAYTON

RESPONDENT

**STATEMENT OF FACTS**

1. The Department of Financial Institutions (“DFI”) is responsible for regulating and licensing mortgage loan companies and mortgage loan brokers doing business in Kentucky in accordance with the provisions of KRS Chapter 286.8, the Mortgage Loan Company and Mortgage Loan Broker Act (the “Act”).
2. Sonya Payton (“Payton”) is an individual whose last known mailing address is 3002 Moccasin Ridge Court New Albany, IN 47150.
3. Pursuant to the Act, the DFI conducted an examination of Blackhorse Mortgage Corporation in December 2009 to determine whether the activities of Blackhorse Mortgage Corporation were in compliance with applicable laws and regulations; whether the practices and policies of Blackhorse Mortgage Corporation had a potentially adverse impact on prospective borrowers; and whether the business was being operated efficiently, fairly, and in the public interest.
4. During the examination the DFI discovered that in March 2006, Payton originated a loan for property located in Louisville, KY while employed by Blackhorse Mortgage Corporation.

5. Payton was not registered with the DFI as a mortgage loan originator at the time she performed the above act.

6. On May 20, 2010, the DFI filed an Administrative Complaint against Payton for Payton's violation(s) of the Act.

7. The Administrative Complaint was sent to Payton at her last known address by certified mail return receipt requested and by regular mail. The U.S. Post Office returned the Administrative Complaint as unclaimed on June 11, 2010. As a result, Payton failed to respond to the Administrative Complaint.

#### **STATUTORY AUTHORITY**

8. Pursuant to KRS 286.8-030(1)(c), "it is unlawful for any natural person to transact business in Kentucky, either directly or indirectly, as a mortgage loan originator or mortgage loan processor, unless otherwise exempted, if the mortgage loan originator or mortgage loan processor is not registered in accordance with KRS 286.8-255."

9. Pursuant to KRS 286.8-255(1), "no natural person shall transact business in Kentucky, either directly or indirectly, as a mortgage loan originator or mortgage loan processor unless such mortgage loan originator or mortgage loan processor is registered with the office and has been issued a current certificate of registration by the office, complies with all applicable requirements of this subtitle, and maintains a valid unique identifier issued by the Nationwide Mortgage Licensing System and Registry."

10. Pursuant to KRS 286.8-046(1), the Executive Director may assess a fine of not less than one thousand dollars (\$1,000) nor more than twenty-five thousand dollars

(\$25,000) per violation, “plus the state’s costs and expenses for the examination, investigation, and prosecution of the matter, including reasonable attorney’s fees and court costs” against any mortgage loan company or mortgage loan broker that violates any provision of the Act or accompanying regulations.

**LEGAL CONCLUSIONS**

11. Payton violated KRS 286.8-030(1)(c).

**ORDER**

**THEREFORE**, based upon the foregoing statement of facts, statutory authority, and legal conclusions, the Commissioner **HEREBY ORDERS**:

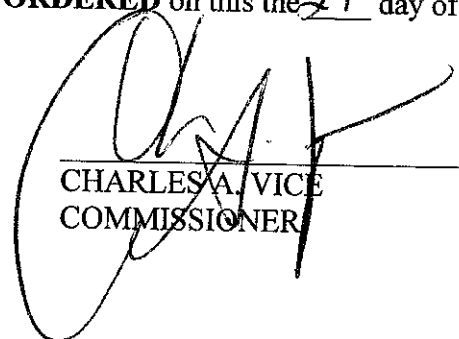
1. The Respondent, Sonya Payton, shall **CEASE AND DESIST** from all mortgage loan originator activity unless she is registered in accordance with the Act and that Sonya Payton **CEASE AND DESIST** from committing any other violations of the Act.
2. This is a **FINAL ORDER**.

This **ORDER** shall become effective upon completion of service as set forth in KRS 13B-050(2).

**NOTICE OF APPEAL RIGHTS**

Pursuant to KRS 13B.140, you are hereby notified that you have the right to appeal this Final Order of the Commissioner. If you choose to appeal, you must file a written Notice of Appeal with the Franklin Circuit Court within ~~thirty~~<sup>60</sup> (30) days after entry of this Order.   
Sixty

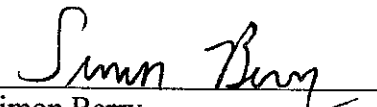
IT IS SO ORDERED on this the 24<sup>th</sup> day of August, 2010.

  
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CHARLES A. VICE  
COMMISSIONER

**Certificate of Service**

I hereby certify that a copy of the foregoing **Final Order** was sent by certified mail return receipt requested and on this the 26<sup>th</sup> day of August, 2010, to the following:

Sonya Payton  
3002 Moccasin Ridge Court  
New Albany, IN 47150

  
\_\_\_\_\_  
Simon Berry  
Department of Financial Institutions  
1025 Capital Center Drive, Suite 200  
Frankfort, Kentucky 40601  
(502) 573-3390 Ext. 232  
(502) 573-2183 (facsimile)