

**STATE OF NEBRASKA**  
**Department of Banking & Finance**

IN THE MATTER OF:	)	
	)	ORDER GRANTING RENEWAL
	)	OF
Ioana Cornelia Popa	)	CONDITIONAL MORTGAGE LOAN
2780 Lake Vista Drive	)	ORIGINATOR LICENSE
Lewisville, Texas	)	

NMLS No. 2191725

The Nebraska Department of Banking and Finance (“Department”) is responsible for administering and enforcing the Residential Mortgage Licensing Act, Neb. Rev. Stat. §§ 45-701 to 45-754 (Reissue 2021; Cum. Supp. 2022; Supp. 2023) (the “Act”).

Ioana Cornelia Popa (“Popa”), NMLS No. 2191725, who is sponsored by Nationstar Mortgage LLC, 2780 Lake Vista Drive, Lewisville, Texas, holds a Conditional Mortgage Loan Originator License with the Department that expired December 31, 2023 (“Conditional License”). Said Conditional License is incorporated herein by reference.

Popa timely submitted a request to renew her Conditional License for the period of January 1, 2024 through December 31, 2024 (“Renewal Request”), through the Nationwide Mortgage Licensing System (“NMLS”).

Neb. Rev. Stat. §§ 4-108 to 4-109 (Reissue 2022) provide that a state agency may not provide public benefits to a person not lawfully present in the United States and that public benefits include issuance of a professional license.

Upon review of Popa’s Renewal Request, the Department determined that Popa continues to hold a Permanent Resident status under the Federal Immigration and Naturalization Act in

accordance with the terms of her Conditional License. Popa's United States I-551 Permanent Resident Card expires March 14, 2025.

Upon review of Popa's Renewal Request, the Department determined that Popa's employer and sponsor is Nationstar Mortgage LLC, which is licensed in Nebraska as a mortgage banker.

IT IS THEREFORE ORDERED that the Conditional Mortgage Loan Originator License for Ioana Cornelia Popa, NMLS No. 2191725, be, and hereby is, renewed, effective January 1, 2024, subject to the conditions contained herein:

1. Popa shall maintain authorization under the Federal Immigration and Naturalization Act to work in the United States at all times during the licensing period. Popa shall notify the Department via either first-class mail or by email to [dob.mortgage@nebraska.gov](mailto:dob.mortgage@nebraska.gov) no later than ten days after any change in the status of her worker status or in the status of her employment.

2. Popa may request to renew this license by submitting a renewal request to the Department via the NMLS on or before December 31, 2024. The Department may conduct any investigation it deems necessary concerning Popa prior to approving her license renewal request, which shall only be granted should the Department determine that Popa meets the statutory requirements for such renewal of her license at that time. Any such renewal of Popa's license shall contain the conditions ordered herein until the Department determines that Popa's qualifications warrant a change of conditions.

3. Popa is required to keep her electronic mailing address current in her Individual Information on the NMLS to receive electronic documentation, communications, and orders at her electronic mail address from the Department.

4. Any notice required to be given to the Department may be provided via either first-class mail or by email to [dob.mortgage@nebraska.gov](mailto:dob.mortgage@nebraska.gov).

DATED this 11th day of January, 2024.



**STATE OF NEBRASKA  
DEPARTMENT OF BANKING AND FINANCE**

DocuSigned by:

*Kelly Lammers*

By: 81A8ACE4898B41D  
Kelly Lammers, Director

1526 K Street, Suite 300  
Lincoln, Nebraska 68508  
(402) 471-2171

## CERTIFICATE OF SERVICE

I certify that on this 11th day of January, 2024, I served the foregoing **Order Granting Renewal of Conditional Mortgage Loan Originator License** electronically to Ioana Cornelia Popa at Ioana.Popa@mrcooper.com.

DocuSigned by:

*Bryce Miller*

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Bryce Miller, No. 27475  
Nebraska Department of Banking and Finance  
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