

STATE OF NEBRASKA
Department of Banking & Finance

IN THE MATTER OF:)	
)	ORDER GRANTING CONDITIONAL
Samuel Romeo Jr)	RENEWAL
507 Prudential Road)	OF
Suite 100A)	MORTGAGE LOAN
Horsham, Pennsylvania)	ORIGINATOR LICENSE

NMLS No. 22235

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; LB 1074, 2024) (the “Act”).

Samuel Romeo Jr (“Romeo”), NMLS No. 22235, who is currently sponsored by Lakeview Loan Servicing, LLC, 507 Prudential Road, Suite 100A, Horsham, Pennsylvania, holds a Mortgage Loan Originator License with the Department that expires December 31, 2024 (“License”). Said License is incorporated herein by reference.

Romeo timely submitted a request to renew their License for the period of January 1, 2025 through December 31, 2025 (“Renewal Request”), through the Nationwide Mortgage Licensing System and Registry (“NMLS”).

Neb. Rev. Stat. § 45-732(2) (Reissue 2021) requires that an applicant requesting renewal of a mortgage loan originator license to meet the same requirements as an applicant for an initial mortgage loan originator license, including meeting the requirements of financial responsibility as provided by Neb. Rev. Stat. § 45-729(1)(c) (Reissue 2021).

Upon review of Romeo’s Renewal Request, the Department determined that Romeo has several outstanding accounts. To satisfy these accounts, Romeo has entered into a payment plan

and has begun making payments on their payment plan in order to meet the requirement of financial responsibility as provided by Neb. Rev. Stat. § 45-729(1)(c) (Reissue 2021).

Upon review of Romeo's Renewal Request and supporting materials, the Department determined that Romeo met the requirements for licensure pursuant to the Act with the possible exception of financial responsibility as required by Neb. Rev. Stat. § 45-729(1)(c) (Reissue 2021).

IT IS THEREFORE ORDERED that the Mortgage Loan Originator License for Samuel Romeo Jr, NMLS No. 22235, who is currently sponsored by Lakeview Loan Servicing, LLC, 507 Prudential Road, Suite 100A, Horsham, Pennsylvania, be, and hereby is, renewed, effective January 1, 2025, subject to the conditions contained herein:

1. Romeo shall remain current with all of their creditors, including continuing to make payments on their payment plan, and shall notify the Department no later than ten days after any default on their payment plan.

2. Romeo shall provide the Department with semiannual financial reports documenting all activity concerning their payment plan, including all payments made, and any derogatory changes to their financial condition during the six months prior to the due date of the report. Every document included with the semiannual financial report must be dated and clearly show the name of the creditor and debtor. Semiannual reports shall be due on April 1st and October 1st of each year until the Department determines that such reports are no longer required. The first report will be due April 1, 2025. Should Romeo fail to timely file any semiannual report, the Department may take such administrative action as it deems appropriate.

3. Upon the request of the Department, Romeo shall authorize the Department to obtain their credit report through the NMLS for the Department to conduct additional monitoring

of their financial responsibility. Such authorization shall be given within fourteen days after receiving a request from the Department to authorize such pulling of a credit report.

4. Should the Department learn of any additional facts which negatively impact its determination of Romeo's financial responsibility, the Department may take such administrative action as it deems appropriate.

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

6. This conditional license is effective as of January 1, 2025, and shall expire on December 31, 2025. Romeo may request to renew this license by submitting a renewal request to the Department via the NMLS on or before December 31, 2025. The Department may conduct any investigation it deems necessary concerning Romeo prior to approving their license renewal request, which shall only be granted should the Department determine that Romeo meets the statutory requirements for such renewal of their license at that time. Any such renewal of Romeo's license shall contain the conditions ordered herein until the Department determines that Romeo's qualifications warrant a change of conditions.

7. 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.

DATED this 13th day of November, 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 13th day of November, 2024, I served the foregoing **Order Granting Conditional Renewal of Mortgage Loan Originator License** electronically to Samuel Romeo Jr at Samuel.Romeo@lakeview.com.

DocuSigned by:

Bryce Miller

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Bryce Miller, No. 27475
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