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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
CONSUMER SERVICES DIVISION**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Mortgage Broker Practices Act of Washington by:

C-09-351-09-TD01

AUDROC, INC. d/b/a PRO MORTGAGE GROUP;
AUDREY PAULINE D'ORAZIO; President,
Owner, and Designated Broker; ROCCO
MICHAEL D'ORAZIO, Vice-President and Owner,
Respondents.

TEMPORARY ORDER TO
CEASE AND DESIST

8 THE STATE OF WASHINGTON TO: AUDROC, INC. d/b/a PRO MORTGAGE GROUP
9 AUDREY PAULINE D'ORAZIO
 ROCCO MICHAEL D'ORAZIO

10 COMES NOW the Director of the Washington State Department of Financial Institutions (Director), by
11 and through his designee Deborah Bortner, Division Director, Division of Consumer Services (designee), and
12 finding that the public is likely to be substantially injured by delay in issuing a cease and desist order, the Director,
13 through his designee, Division of Consumer Services Director Deborah Bortner, enters this Temporary Order to
14 Cease and Desist pursuant to chapter 19.146 RCW, the Mortgage Broker Practices Act (Act), based on the
15 following findings:

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I. FACTUAL FINDINGS

1.1 Respondent Audroc, Inc. (Respondent Audroc) was licensed by the Department of Financial
Institutions of the State of Washington (Department) to conduct business as a mortgage broker on or about
October 23, 2003, and continues to be licensed to date. Respondent Audroc is licensed to conduct the business
of a mortgage broker at the following location:

8921 W. Hackamore
Boise, Idaho 83709

1.2 Respondent Audrey Pauline D'Orazio (Respondent A. D'Orazio) is President, Owner, and
Designated Broker of Respondent Audroc. Respondent A. D'Orazio was named Designated Broker of
Respondent Audroc on or about October 23, 2003, and continues as Designated Broker to date.

1 **1.3 Respondent Rocco Michael D'Orazio (Respondent R. D'Orazio)** is Vice-President and Owner of
2 Respondent Audroc.

3 **1.4 Surety Bond Cancellation.** On July 7, 2009, the Department received notice from American
4 Contractors Indemnity Company that Respondent Audroc's surety bond would be cancelled. The bond
5 cancelled effective August 7, 2009. To date, Respondents have failed to provide the required surety bond.

6 **II. GROUNDS FOR ENTRY OF ORDER**

7 **2.1 Requirement to Maintain Surety Bond.** Based on the Factual Allegations set forth in Section I
8 above, Respondents are in apparent violation of RCW 19.146.205(4)(a) and WAC 208-660-175(1) for failing to
9 file and maintain a surety bond with the Department.

10 **III. AUTHORITY TO ISSUE TEMPORARY ORDER TO CEASE AND DESIST**

11 **3.1 Authority to Issue Temporary Order to Cease and Desist.** Pursuant to RCW 19.146.227, the
12 Director is authorized to issue a temporary order to cease and desist whenever the Director determines that the
13 public is likely to be substantially injured by delay in issuing a cease and desist order. Based on the Factual
14 Findings and Grounds for Entry of Order set forth above, Respondent Audroc, Inc. does not maintain the
15 required surety bond, and the public is likely to be substantially injured by the lack of said surety bond
16 coverage.

17 **IV. ORDER**

18 Based on the above Factual Findings, Grounds for Entry of Order, and Authority to Issue Temporary
19 Order to Cease and Desist, and pursuant to RCW 19.146.227, the Director determines that the public is likely to
20 be substantially harmed by a delay in entering a cease and desist order. Therefore, the Director **ORDERS** that:

21 **4.1** Respondents shall immediately cease and desist from participating in the conduct of the affairs of any
22 mortgage broker subject to licensure by the Director, in any manner, specifically including, but not limited to
23 originating any residential mortgage loan, assisting with the origination of any residential mortgage loan, and
24 holding out as able to assist any person with applying for or obtaining any residential mortgage loan.

25 **4.2** This order shall take effect immediately and shall remain in effect unless set aside, limited, or
suspended in writing by an authorized court.


1 **NOTICE**

2 PURSUANT TO CHAPTER 19.146 RCW, YOU ARE ENTITLED TO A HEARING WITHIN 14 DAYS
3 OF REQUEST TO DETERMINE WHETHER THIS ORDER SHALL BECOME PERMANENT. IF YOU
4 DESIRE A HEARING, THEN YOU MUST RETURN THE ATTACHED APPLICATION FOR
5 ADJUDICATIVE HEARING INCORPORATED HEREIN BY THIS REFERENCE. FAILURE TO
6 COMPLETE AND RETURN THE APPLICATION FOR ADJUDICATIVE HEARING FORM SO THAT IT IS
7 RECEIVED BY THE DEPARTMENT OF FINANCIAL INSTITUTIONS WITHIN TWENTY (20) DAYS OF
8 THE DATE THAT THIS ORDER WAS SERVED ON YOU WILL CONSTITUTE A DEFAULT AND WILL
9 RESULT IN THE LOSS OF YOUR RIGHT TO A HEARING. SERVICE ON YOU IS DEFINED AS POSTING
10 IN THE U.S. MAIL, POSTAGE PREPAID, TO YOUR LAST KNOWN ADDRESS. BE ADVISED THAT
11 DEFAULT WILL RESULT IN THIS ORDER TO CEASE AND DESIST BECOMING PERMANENT ON THE
12 TWENTY-FIRST (21ST) DAY FOLLOWING SERVICE OF THIS ORDER UPON YOU.

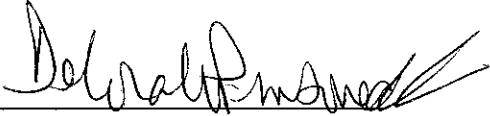
13 WITHIN TEN DAYS AFTER YOU HAVE BEEN SERVED WITH THIS TEMPORARY
14 ORDER TO CEASE AND DESIST, YOU MAY APPLY TO THE SUPERIOR COURT IN THE
15 COUNTY OF YOUR PRINCIPAL PLACE OF BUSINESS FOR AN INJUNCTION SETTING
16 ASIDE, LIMITING, OR SUSPENDING THIS ORDER PENDING THE COMPLETION OF THE
17 ADMINISTRATIVE PROCEEDINGS PURSUANT TO THIS NOTICE.

18 DATED this 23rd day of September, 2009.




DEBORAH BORTNER
Director
Division of Consumer Services
Department of Financial Institutions

1 Presented by:

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3 DEBORAH PINSONNEAULT
4 Financial Legal Examiner

5 Approved by:

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7 JAMES R. BRUSSELBACK
8 Enforcement Chief

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