

**STATE OF MICHIGAN  
DEPARTMENT OF INSURANCE AND FINANCIAL SERVICES**

**Before the Director of the Department of Insurance and Financial Services**

In the matter of:

**Deonne Billups,**

**Enforcement Case No. 18-15099**

Respondent.

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Issued and entered,  
this 5<sup>th</sup> day of March 2018  
by Rhonda J. Fossitt,  
Senior Deputy Director

**ORDER OF PROHIBITION**

**WHEREAS**, pursuant to Executive Order 2013-1, all authority, powers, duties, functions, and responsibilities of the Commissioner of the Office of Financial and Insurance Regulation have been transferred to the Director of the Department of Insurance and Financial Services (DIFS); and,

**WHEREAS**, the Director of DIFS (Director) is statutorily charged with the responsibility and authority to administer and implement the Mortgage Brokers, Lenders, and Servicers Licensing Act (MBLSLA), 1987 PA 173, as amended, MCL 445.1651 *et seq.* and the Mortgage Loan Originator Licensing Act (MLOLA), 2009 PA, 75, MCL 493.131 *et seq.*, pursuant to provisions therein; and,

**WHEREAS**, Section 18a(8) of the MBLSLA, MCL445.1668a(8) and Section 27(8) of the MLOLA, MCL 493.157(8) provides for the prohibition of a person convicted of a felony involving fraud, dishonesty, or breach of trust, from being a licensee or registrant and from being employed by, an agent of, or control person of any licensee or registrant under the Act or a licensee or registrant under a financial licensing act; and,

**WHEREAS**, Section 18a(8) of the MBLSLA, MCL445.1668a(8) and Section 27(8) of the MLOLA, MCL 493.157(8) provides that a person subject to an Order issued thereunder, may apply to the Director to terminate the Order after 5 years from the date of the Order; and,

**WHEREAS**, pursuant to Section 18b(2) of the MBLSLA, MCL445.1668b(2) and Section 27(11) of the MLOLA, MCL 493.157(11), Deonne Billups (Respondent) may have a right to judicial review of this Order; and,

**WHEREAS**, Respondent organized a mortgage origination scheme in which property owners would pay her a fee to find buyers. Respondent would recruit and solicit potential borrowers and refer borrowers to mortgage brokers. Borrowers were told they would become investors and earn a profit from rental income on the properties. Respondent promised she would manage the properties and use rental proceeds to make payments on the mortgages. The documents that Respondent submitted on behalf of borrowers contained

fraudulent information with material false representations – intentionally designed to qualify borrowers who would otherwise not qualify for the mortgage loans. Ultimately the loans defaulted when Respondent was unable to make the payments as promised, resulting in a loss of \$588,890.00 to the United States Department of Housing and Urban Development; and,

**WHEREAS**, on or about April 13, 2017, Respondent was convicted of two felony counts of Conducting a Criminal Enterprise, seven felony counts of False Pretenses \$20,000 or more, and one felony count of Using a Computer to Commit a Crime in the 3<sup>rd</sup> Circuit Court, Wayne County, Case No. 16-010409-01-FH; and,

**WHEREAS**, that conviction having involved fraud, dishonesty, or breach of trust, Respondent is subject to prohibition by the Director, pursuant to MCL 445.1668a(8) and MCL 493.157(8); and,

**WHEREAS**, the Director finds and concludes as a matter of law and fact that Respondent shall be and is eligible for and subject to prohibition by the Director, pursuant to MCL 445.1668a(8) and MCL 493.157(8),

**NOW THEREFORE, IT IS ORDERED** that:

1. Deonne Billups is prohibited from being a licensee or registrant, and from being employed by, an agent of, or control person of any licensee or registrant, under the Mortgage Brokers, Lenders, and Servicers Licensing Act, 1987 PA 173, as amended, MCL 445.1651 *et seq.* and the Mortgage Loan Originator Licensing Act, 2009 PA, 75, MCL 493.131 *et seq.*, or a licensee or registrant under a financial licensing act.
2. This Order shall be and is effective on the date it is issued and entered, as shown in the caption hereof. This Order shall remain in effect until terminated, modified, or set aside in writing by the Director.

**DEPARTMENT OF INSURANCE AND  
FINANCIAL SERVICES**

  
Rhonda J. Fossitt  
Senior Deputy Director