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BEFORE THE DIRECTOR OF THE DEPARTMENT OF FINANCE

OF THE STATE OF IDAHO

In re Mortgage Loan Originator License Application of: JAMES JOSEPH ZUCCA, NMLS ID No. 787266, Applicant.	Docket No. 2026-10-24 **ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION AND** **NOTICE OF RIGHT TO A HEARING**

The Director of the State of Idaho, Department of Finance ("Department"), pursuant to the Idaho Secure and Fair Enforcement for Mortgage Licensing Act, Idaho Code ("I.C.") §§ 26-31-301, *et seq.* (the "Act"), hereby issues this Order denying the mortgage loan originator license application of James Joseph Zucca ("Applicant").

The Applicant is entitled to a hearing on his qualifications for a license, if a request is made within fifteen (15) days of service of this order. If a request for a hearing is not made within the prescribed period, this order will become final.

FINDINGS OF FACT

1. The Applicant, a resident of the state of California, applied for an Idaho Mortgage

Loan Originator ("MLO") license through the online Nationwide Multistate Licensing System and Registry ("NMLS") under NMLS No. 787266. The Applicant submitted the application on June 17, 2026, attesting to all information provided therein.

2. The application Form MU4 seeks information on an applicant's qualifications to be licensed as an MLO, and the "Disclosure Questions" section specifically requests information pertaining to an applicant's financial, criminal, civil, judicial, and regulatory history.

3. In response to Financial Disclosure question (13), "Do you have any unsatisfied liens against you?" the Applicant initially responded, "No."

4. Thereafter, on June 26, 2026, the Applicant changed his response to Financial Disclosure question (13), "Do you have any unsatisfied liens against you?" the Applicant's modified response is, "Yes" and disclosed an IRS lien.

5. As part of its regular application review under I.C. § 26-31-316, the Department obtained a public records background check through LexisNexis on June 29, 2026, to determine the Applicant's fitness to be licensed.

6. The report showed a California state tax lien for $32,113. (Document #2025000235519) recorded with the Orange County Recorder's on August 26, 2025, which was not disclosed on the Applicant's Form MU4.

7. During the review of the Orange County portal on June 29, 2026, the Department found four separate entries under the Applicant's name as follows:

i. Document Number 2021000767455, IRS Notice of Federal Lien recorded on December 23, 2021
ii. Document Number 2021000767456, IRS Notice of Federal Lien recorded on December 23, 2021
iii. Document Number 2021000767445, IRS Release recorded on June 12, 2024
iv. Document Number 2021000735519, Franchise Tax Board of the State of California, Notice of Lien recorded on August 26, 2025

8. The Department's review of the Orange County portal entries indicated that there are two recorded Federal tax liens, one of which was released and one recorded state tax lien against the Applicant. These records showed that one Federal tax lien and one state tax lien in the name of the Applicant are still outstanding.

9. On June 30, 2026, the Department informed the Applicant that it had obtained state tax lien information that should have been disclosed on his Form MU4. The Department provided notice of its intent to deny the application in four (4) weeks based on an inaccurate application, unless the Applicant could provide documentation showing the state tax lien was not subject to disclosure because it was resolved prior to the application date. The Applicant was also provided the opportunity to withdraw the application.

10. On July 7, 2026, the Applicant submitted an amendment to his Form MU4, changing the Disclosure 13 Explanation detail from "IRS lien" to "FTB Lien." The amendment reason was entered as: "I used IRS incorrectly; it should have been FTB."

11. On July 8, 2026, the Department informed the Applicant that the amendment submitted on July 7, 2026 did not evidence that the Franchise Tax Board of the State of California tax lien was fully resolved prior to the application date.

12. On July 10, 2026, the Department again informed the Applicant that based on the information he has provided, the Department deems the application to be inaccurate and subject to denial and restated the deadline to withdraw.

13. The Applicant once again responded on the same day inquiring about the requirements pertaining to his tax liens before he withdraws and resubmits a new application.

14. On July 13, 2026, the Department responded to the Applicant's email inquiry providing him with the information on proper disclosure of tax liens and required document for

future applications, and restated that if application is not withdrawn by the deadline which is July 28, 2026, a formal denial of his application will be executed. No action was taken by the Applicant.

15. Based upon its investigation, the Department has concluded that the state tax lien against the Applicant described above has not been satisfied.

FINDINGS AND CONCLUSIONS OF LAW

16. The allegations set forth in paragraphs 1 through 15 above are fully incorporated herein by this reference.

17. I.C. § 26-31-304 provides that an individual shall not engage in the business of a mortgage loan originator without first obtaining, and maintaining annually, a license.

18. I.C. § 26-31-305(1) provides that an applicant for a mortgage loan originator license must apply through the NMLSR in a form required by the Director of the Idaho Department of Finance (Director).[1]

19. I.C. § 26-31-306(1)(d) provides that the Director shall not issue a mortgage loan originator license under the Act unless the Director makes a finding that an applicant has demonstrated financial responsibility, character, and general fitness sufficient to command the confidence of the community and to warrant a determination that the mortgage loan originator will operate honestly, fairly, and efficiently within the purposes of the Act.

20. Pursuant to I.C. § 26-31-306(1)(h), before an application for license can be approved, an applicant must provide all information on the application required by I.C. § 26-31-305. I.C. § 26-31-305(10) provides that an applicant shall make complete disclosure of all

[1] The original version of the Nationwide Multistate Licensing System and Registry ("NMLS") was named Nationwide Mortgage Licensing System and Registry ("NMLSR").

information required in the application.

21. Pursuant to I.C. § 26-31-313(1)(a) and (b), the Director may deny a license if an applicant violates the Act, withholds information, or makes a material misstatement in an application for a license.

22. The Applicant made material misstatements of fact in his application by failing to disclose his state tax lien in the answer to question "13", which is grounds to deny his application for licensure pursuant to I.C. § 26-31-306(1)(d) and (h) and § 26-31-313(1)(a) and (b).

23. The Director finds that the Applicant's failure to disclose his state tax lien on the Form MU4 demonstrates that the Applicant lacks the appropriate character and fitness sufficient to command the confidence of the community.

24. The Director further finds that the Applicant's failure to disclose his state tax lien on the Form MU4 constitutes a failure to provide complete information in the application as required by I.C. § 26-31-305(10).

25. The Director cannot make the requisite findings under I.C. §§ 26-31-306(1)(d) and (h); therefore, it is appropriate to deny the Applicant's request for an Idaho mortgage loan originator license, pursuant to I.C. § 26-31-313(1).

ORDER

NOW, THEREFORE, BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND PURSUANT TO I.C. §§ 26-31-313(1)(a) and (b), IT IS HEREBY ORDERED THAT THE APPLICATION FOR A MORTGAGE LOAN ORIGINATOR LICENSE ATTESTED TO AND SUBMITTED BY JAMES JOSEPH ZUCCA, NMLS #787266, ON JUNE 17, 2026, IS DENIED.

NOTICE

A hearing will be granted to the Applicant if a written request for a hearing is received by the Department within fifteen (15) days of the service date of this order.

The written request may be submitted by email to erin.vanengelen@finance.idaho.gov or mailed to the following address:

Attn: Erin Van Engelen
Consumer Finance Bureau Chief
Idaho Department of Finance
P.O. Box 83720
Boise, Idaho 83720-0031

A copy of the request may be copied to the Department's counsel, Matthew Maurer, Lead Deputy Attorney General, at matthew.maurer@ag.idaho.gov.

If a hearing is timely requested, the Department will assign the contested case proceeding to the Office of Administrative Hearings pursuant to I.C. § 67-5280(2)(a). Proceedings will be conducted in accordance with the Idaho Administrative Procedure Act, I.C. §§ 67-5201 *et seq.* and the Idaho Rules of Administrative Procedure (IDAPA 62.01.01).

Pursuant to I.C. § 26-31-305(6), if a hearing is held, the Applicant shall reimburse the Director for his reasonable and necessary expenses incurred as a result of the hearing.

IT IS SO ORDERED.

DATED this 21 day of August 2026.

DEPARTMENT OF FINANCE DIRECTOR SEAL STATE OF IDAHO

STATE OF IDAHO
DEPARTMENT OF FINANCE

SALVADOR CRUZ, Director

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of August 2026, I caused a true and correct fully executed copy of the foregoing ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION AND NOTICE OF RIGHT TO A HEARING to be served on the following by the designated means:

James Joseph Zucca
11 Lancea Pl.
Tustin, CA 92782 - 3740

☒ U.S. Mail, Postage Paid
☒ Certified mail
☐ Facsimile
☒ Email: jjzucca@gmail.com

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