

The Blackburne List
Free List - 200 Commercial Lenders



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ALASKA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Tim	Breeden	First National Bank Alaska	101 West 36th Ave.	Suite 333	Anchorage	AK	99503	907-777-5607	tbreeden@fnbalaska.com
3	Kelly	McCormack	Northrim Bank	PO BOX 241489		Anchorage	AK	99524	907-261-3595	kelly.mccormack@nrim.com
4	Jamie	Young	Northrim Bank	301 North Franklin Street		Juneau	AK	99801	907-790-5143	james.young@nrim.com
5	Gary	Roderick	Mt. McKinley Bank	500 Fourth Avenue		Fairbanks	AK	99701	907-452-1751	groderick@mtmckinley.com

ALABAMA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Vic	Clark	Hunt Real Estate Capital	2700 Corporate Drive	Suite 200	Birmingham	AL	35242	972-868-5757	vic.clark@huntcompanies.com
3	Rusty	Smith	First Community Bank of Central Alabama	3300 Alabama Hwy 14		Millbrook	AL	36054	334-386-4322	rsmith@fcba.com
4	Mike	Halter	BBVA Compass Bank	15 South 20th Street		Birmingham	AL	35233	205-297-3867	mh8@compassbank.com
5	Christopher	Dyson	Grandbridge	2200 Lakeshore Drive		Birmingham	AL	35209	205-978-1843	cdyson@Grandbridge.com

ARKANSAS

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Vince	Miller	Regions Financial Corporation	400 West Capitol		Little Rock	AR	72201	501-371-7010	vince.miller@regions.com
3	David	Hazeslip	1st Arkansas Bank and Trust	3168 Hwy 367S		Cabot	AR	72023	501-743-4515	dhazeslip@fabant.com
4	Kenneth	McRae	McRae Mortgage & Investment, LLC	100 Morgan Keegan Drive	Suite 420	Little Rock	AR	72202	501-681-1313	kmcr@mcraemortgage.com
5	Philip	Alexander	Chambers Bank	901 Main Street		Danville	AR	72833	800-603-1226	philipalexander@chamber-bank.com

ARIZONA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Lisa	Dow	Alliance Bank of Arizona	1 East Washington	Suite 1400	Phoenix	AZ	85004	602-797-3698	lisa.dow@westernalliancebank.com
3	Joseph	Campbell	American Savings Financial	935 East Main Street	Suite 100	Mesa	AZ	85203	800-880-2112	joseph@americanlifefinancial.com
4	Anthony	Turdo	American Savings Life Insuranc	935 E. Main St.	Suite 100	Mesa	AZ	85203	800-880-2112	anthony@americanlifefinancial.com
5	Amy	Winski	AmeriCapital Mtg & Investments	13430 N. Scottsdale Rd.		Scottsdale	AZ	85260	480-991-1777	amy@1amcap.com

CALIFORNIA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Tom	Meyer	1st Capital Bank	5 Harris Ct.	Bldg. N, Suite 3	Monterey	CA	93940	831-264-4000	tom.meyer@1stcapitalbank.com
3	Monica	Wolfe	Alta Pacific Bank	41530 Enterprise Circle South	Suite 100	Temecula	CA	92590	951-719-1215	mwolfe@apbconnect.com
4	Joe	Maletti	Avid Bank	400 Emerson St.		Palo Alto	CA	94306	650-843-2265	jmaletti@avidbank.com
5	David	Saxton	Axos Bank	4350 La Jolla Village Dr.	#140	San Diego	CA	92122	312-882-7849	dsaxton@axosbank.com

COLORADO

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Mark	Bostock	Centennial Lending	4112 Kodak Ct.		Longmont	CO	80504	720-494-2748	mark.bostock@centennial-lending.com
3	Robert	Crosby	Citywide Banks	1800 Larimer St.		Denver	CO	80211	303-385-3800	crosby@citywidebanks.com
4	Bill	Rickert	Evergreen National Bank	P.O. Box 2020		Evergreen	CO	80437	303-674-2700	brickett@enbcolorado.com
5	Scott	Thorson	PB&T	1401 Main Street		Canon City	CO	81212	719-269-9100	sthorson@pbandt.bank

CONNECTICUT

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Virginia	Turnbull	Fairfield County Bank	374 Main Street		Ridgefield	CT	06877	203-431-7465	virginia.turnbull@fairfieldcountybank.com
3	Paul	McLaughlin	LITCHFIELD BANCORP	294 West St		Litchfield	CT	06759	860-393-9150	mclaughlin@litchfieldbancorp.com
4	Jaden	Jeter	The Helvetia Group	5927 Balfour Court	Suite 208	Carlsbad	CT	92008	607-607-5411	jjeter@helveticagroup.com
5	William	Wrangill	Webster Bank	145 Bank Street		Waterbury	CT	67200	860-682-1693	wrang@websterbank.com

DELAWARE

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Cameron	Ulmer	M&T Bank	101 West Market Street		Laurel	DE	19956	302-855-2975	juulmer@mtb.com
3	Richard	Hartnett	County Bank	19927 Shuttle Road		Rehoboth Beach	DE	19971	302-226-9800	richardhartnett@countybankmail.com
4	Victoria	Buckley	Fulton Bank	468 W Main Street		Wilmington	DE	19709	302-378-4575	vbuckley@fultonbank.com
5	Trevor	Buck	Evolve Bank and Trust	19405 Plantation Road		Rehoboth Beach	DE	19971	302-294-0914	trevor.buck@getevolved.com

FLORIDA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Julio	Osoino	OCEAN BANK	780 NW 42nd Ave		Miami	FL	33126	305-569-5008	josoino@oceanbank.com
3	Daniel	Barravecchio	HomeBancorp	13015 Race Track Road		Tampa	FL	33626	813-433-6275	dan.barravecchio@homebanc.com
4	Mike	Walker	Florida Community Bank	2500 Weston Rd.	Suite 300	Weston	FL	33331	954-984-3331	mwalker@fcb1923.com
5	Karen	Hatch	Center State Bank	406 East Silver Springs Blvd.		Ocala	FL	33470	352-368-6800	khatch@centerstatebank.com

GEORGIA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Greg	Gaughan	Grandbridge Realty Capital	271 17th Street NW	Suite 750	Atlanta	GA	30363	404-602-1372	GGaughan@Grandbridge.com
3	James	Jones	Georgia Bank & Trust	3530 Wheeler Rd.		Augusta	GA	30909	706-481-1021	jjones@georgiabankandtrust.com
4	John	Reynolds	Fidelity Bank	260 Peachtree St. NW		Atlanta	GA	30303	404-553-2600	john.reynolds@lionbank.com
5	Susan	Zollinger	South State Bank	458 Highway 515 E	Suite A	Blairsville	GA	30512	706-781-3170	Susan.Zollinger@SouthStateBank.com

HAWAII

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Greg	Hirata	Hawaii National Bank	30 Kalakaua St.		Hilo	HI	96720	808-935-8551	Logon.collins@hnbk.com
3	Jay	Nonoaka	Territorial Savings Bank	820 W Hind Dr	Ste 118	Honolulu	HI	96821	808-329-0707	dpark@gpbankok.net
4	Frederic	Hu	Legacy Mortgage	1676 Ala Moana Blvd	Suite 710	Honolulu	HI	69815	808-596-8660	adrian.hogan@commercebank.com
5	Jeanette	Evans	Island Home Capital, Inc.	66-1514 W Ku Kua Place		Kamuela	HI	96743	808-326-2444	badkins@bankregent.com

IOWA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Nicole	Jacobsen	First National Bank	1205 N Ankeny Blvd		Ankeny	IA	50023	641-223-4226	Nicole.Jacobsen@FNB247.com

3	Tim	Broka	South Ottumwa Savings Bank	P.O. Box 516	320 Church Street	Ottumwa	IA	52501	641-682-7541	tim@sosb-ia.com
4	Denny	Howell	Howell Investment Finance	1601 Golden Aspen Dr.	Suite 106 D	Ames	IA	50010	515-233-8228	denny@howellinvestfinance.com
5	Joni	Hoffa	US Bank	1751 Madison Ave		Council Bluffs	IA	51503	712-328-7762	joni.hoffa@usbank.com

IDAHO

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Stacey	Harris	Hopkins Financial Services	P.O. Box 670		Meridian	ID	83680	208-467-5447	staceyh@hopkinsfinancial.com
3	Dave	Dickey	Idaho First Bank	47 E. Riverside Dr.		Eagle	ID	83616	208-9386051	ddickey@idahofirstbank.com
4	Dan	Bureau	Idaho Mutual Trust	12504 W. Explorer Dr.	Suite 100	Boise	ID	83713	208-287-3000	dbureau@idahomutualtrust.com
5	Pat	March	Mountain Pacific Commercial Mortgage	225 N. 9th Street	Suite 530	Boise	ID	83702	208-472-2871	Pat.March@mpcmll.com

ILLINOIS

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Jason	Bond	HFF	150 North Riverside Plaza	Suite 2500	Chicago	IL	60606	312-980-3608	jbond@hfflp.com
3	Jake	Waldron	Heartland Bank	14901 South Route 59		Plainfield	IL	60544	815-439-5279	jawaldro@hbtbank.com
4	Russell	Thomas	FIRST NATL BANK of Waterloo	228 S Main St		Waterloo	IL	62298	616-939-6194	rthomas@fnb.waterloo.com
5	Cathy	Boicken	Municipal Trust & Savings Bank	720 Main Street NW		Bourbonnais	IL	60014	815-935-8000	cboicken@municipalbank.com

INDIANA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Jerry	Foster	German American Bank	240 Jackson St		Columbus	IN	47201	812-372-2265	jerry.foster@germanamerican.com
3	John	Jewett	PNC Bank	101 W WASHINGTON ST # 105E		INDIANAPOLIS	IN	46225	317-267-3655	john.jewett@pnc.com
4	Darrell	Blocker	Spring Valley Bank & Trust Co.	1500 Main Street		Jasper	IN	47546	812-834-1010	dblocker@svbt.com
5	Lori	Carr	First Bank Richmond	20 N. 9th St.		Richmond	IN	47374	765-962-2581	lcarr@firstbankrichmond.com

KANSAS

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Brett	Wegeng	Fidelity Bank	100 East English		Whitchita	KS	67201	316-268-7428	bwegeng@fidelitybank.com
3	Paul	Barrett	Union Bank & Trust	309 Oak Street		Bonner Springs	KS	66012	916-667-8650	paul.barrett@ubt.com
4	David	Nivens	Security Bank of Kansas City	701 Minnesota Ave.		Kansas City	KS	66101	913-281-3165	dnivens@securitybank.com
5	Greg	Sims	Cross first Bank	4707 W. 135th Street		Leawood	KS	66224	913-327-1212	greg.sims@crossfirstbank.com

KENTUCKY

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Darren	Gillespie	Citizens Bank of Kentucky	620 Broadway		Paintsville	KY	41240	606-789-4001	darreng@wncitizensbank.com
3	Wanda	Hawkins	Citizens Union Bank	1854 Midland Trail		Shelbyville	KY	40065	502-647-5144	wchb@ub.com
4	Charlie	Fox	City National Bank	318 E. Main St		Lexington	KY	40507	859-367-3711	charles.fox@bankatcity.com
5	David	Grigson	First Southern National	103 Vincent Dr.		Stanford	KY	40484	606-365-4312	dgrigson@fsnb.net

LOUISIANA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Ramon	Vargas	A.V. Development	2800 Veterans Blvd #254		Metairie	LA	70002	504-250-7711	vargasramon@yahoo.com
3	H. Carter	Leak	Bank of St. Francisville	5700 Commerce St.	P.O.Box 818	St. Francisville	LA	70775	225635-6397	carter.leak@bsf.net
4	Chad	Mc Clung	Colfax Banking Company	625 8th St	P.O.Box 247	Colfax	LA	71417	318-627-3161	info@colfaxbanking.com
5	Conner	Greco	Eureka Homestead Society	720 Harrison Ave	Suite A	New Orleans	LA	70124	504-837-3161	CGreco@eureka.com

MASSACHUSETTS

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	John	Mahan	Bank of New England	12 Haverhill Street		Andover	MA	01810	978-296-2201	jmahana@bankofnewengland.com
3	Mike	Pappas	BELMONT SAVINGS BANK	2 Leonard St		Belmont	MA	02478	617-484-5609	michael.pappas@belmontsavings.com
4	Ellen	Covell	Cape Cod Five	19 W Road	PO BOX 10	Orleans	MA	02635	888-225-4636	ecovell@capecodfive.com
5	Joni	Traficante	Citizens Bank	20 North Park Ave.		Plymouth	MA	02360	781-584-2038	joni.traficante@citizensbank.com

MARYLAND

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Alex	Lieb	Access Capital Mortgage	4600 East West Hwy	Suite 400	Bethesda	MD	20814	301-951-8242	alieb@accesscap.com
3	Clarice	Ribeiro	Eagle Bank	8665-B Georgia Ave		Silver Spring	MD	20910	301-287-8501	cbribeiro@eaglebankcorp.com
4	Sharon	Blinder	Sandy Spring Bank	1 Ashton Road		Ashton	MD	20861	800-399-5919	SHill@SandySpringBank.com
5	Chris	Skandalis	The Columbia Bank	2219 York Road	Suite 100	Lutherville	MD	21093	410-427-3513	cskandalis@thecolumbiabank.com

MAINE

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Travis	Penny	East Coast Mortgage Group, LLC.	316 Center St.		Auburn	ME	04210	207-835-9087	tpenny@ecmg1.com
3	Jonathan	Smith	Northeast Bank	500 Canal ST.		Lewiston	ME	04240	800-284-5989	jsmith@northeastbank.com
4	John	Brown	Harbor View Lending	439 Main Street	Suite 101	Saco	ME	04072	207-571-8034	jbrown@harborviewlending.com
5	Mark	Solebello	Northeast Bank	186 Maine Street		Brunswick	ME	04011	207-729-8711	msolebello@northeastbank.com

MICHIGAN

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Matthew	Nelson	Chemical Bank	17900 Haggerty Road		Livonia	MI	48152	734-805-4612	matthew.nelson@chemicalbank.com
3	Rebecca	Neuman	Clarkston Bank	5800 Main Street		Clarkston	MI	48346	248-625-8585	rmcnevers@clarkstonstatebank.com
4	Alex	Farcas	Flagstar Bank	3155 W Big Beaver Road	Suite 114	Troy	MI	48084	248-205-4311	alex.farcas@flagstar.com
5	John	Syron	Aurelian Commercial Lending	101 W. Big Beaver Road		Troy	MI	48084	800-598-1140	info@aurelianpartners.com

MINNESOTA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Rick	Fitzgerald	Alerus Bank	11100 Wayzata Blvd.	Suite 570	Minnetonka	MN	55305	952-941-6364	rick@richfitzgerald.com
3	Brian	Mallak	Commerce Bank	7650 Edinborough Way	Suite 150	Edina	MN	95535	952-941-9750	bmallak@commercebankmn.com
4	Dan	Carbeck	Whitlock Capital Group	3033 Excelsior Blvd.	Suite 10	Minneapolis	MN	55416	612-924-6485	dcarbeck@whitlockcapitalgroup.com
5	Brian	Wagner	Flagship Bank	7525 Office Ridge Circle		Eden Prairie	MN	55344	952-944-8050	bwagner@1stcommercialbank.com

MISSOURI

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Bill	Cassidy	Exchange Bank and Trust	201 Valley St.		Rushville	MO	64484	816-688-7714	bcassidy@myexchangebank.com
3	Andy	Weissler	The Business Bank of St. Louis	800 Maryland Ave	Suite 100	Clayton	MO	63105	314-556-6644	aweissler@stifelbank.com
4	John	Wickenhauser	Triad Capital Advisors, Inc.	10845 Olive Blvd	Suite 170	St. Louis	MO	63141	314-997-7800	jwickenhauser@q10tridad.com
5	Kristi	Austin	Hawthorne Bank	P.O. Box 646	102 N 2nd St	Clinton	MO	64735	660-885-2241	kaustin@hawthornbank.com

MONTANA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Dan	Koach	Farmers State Bank	PO BOX 809		Lolo	MT	59847	406-273-3300	dank@farmersbank.com
3	Scott	Nicholson	First Interstate Bank	2800 West Main Street		Bozeman	MT	59718	406-556-4881	scott.nicholson@fib.com
4	Joel	Rosenburg	Three Rivers Bank	233 E. Idaho		Kalispell	MT	59901	406-751-4385	jrosenburg@3riversbank.com
5	Bob	Burns	Stockman Bank	321 West Broadway		Missoula	MT	59802	406-258-1400	bburns@stockmanbank.com

NORTH CAROLINA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Anthony	Swayney	Bank of The Ozarks	4200 Park Rd		Charlotte	NC	28209	704-808-5714	aswayney@bankozarks.com
3	Bart	Willey	New Bridge Bank	1501 Highwoods Blvd.	Suite 400	Greensboro	NC	27410	336-369-0900	bart.willey@newbridgebank.com
4	Edna	Dalton	New Republic Bank	420 Becker Drive		Roanoke Rapids	NC	15091	252-533-9000	edaltont@nrbs.com
5	Kyle	Woodruff	First Citizens Bank	128 S Tryon Street		Charlotte	NC	28202	704-338-4122	kyle.woodruff@firstcitizens.com

NORTH DAKOTA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Courtney	VanDyke	Bank Forward	PO BOX 850		Jamestown	ND	58402	701-251-2040	courtney.vandyke@bankforward.com
3	Tom	Schmidt	First Community Credit Union	425 N 5th Street		Bismarck	ND	58502	800-850-7676	thomas.schmidt@myfcu.com

4	Brock	DesLauriers	First International Bank	2150 21st Avenue NW		Minot	ND	58701	701-837-1600	bdeslauriers@firstintilbank.com
5	Rick	Morrow	Gate City Bank	500 2nd Ave N	PO Box 2847	Fargo	ND	58108	701-298-2867	rickmorrow@gatecitybank.com

NEBRASKA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Mike	Corrigan	Access Bank	203 N. 180th Street		Omaha	NE	68118	402-763-6002	mcorrigan@accessbank.com
3	Matt	Clare	Union Bank and Trust	4243 Pioneer Woods Drive		Lincoln	NE	68508	402-323-1303	matt.clare@ubt.com
4	Richard	Sturgeon	Premier Bank	16802 Burke St.		Omaha	NE	68118	402-715-4661	rsturgeon@premierbankne.com
5	Dave	Oseka	Lincoln Federal Savings Bank	1101 N St		Lincoln	NE	68508	402-474-4200	doseka@lincolnfed.com

NEW HAMPSHIRE

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Tom	Caruso	Northway Financial	3424 White Mountain Highway		North Conway	NH	3860	603-366-7648	tcaruso@northwaybank.com
3	Amanda	Arcone	Woodsville Guaranty Savings Bank	189 Cottage Street		Littleton	NH	3561	603-444-5237	aarcone@theguarentybank.com
4	Michael	Simoneau	Optima Bank and Trust	99 South River Road		Bedford	NH	3110	603-488-6023	msimoneau@optimabank.com
5	Tanie	Baert	Bank of New Hampshire	62 Pleasant Street		Laconia	NH	3246	603-527-3243	baert@banknh.com

NEW JERSEY

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Brian	Kuiken	Bolling Springs Savings Bank	25 Orient Way		Rutherford	NJ	7070	973-387-8294	bkuiken@bssbank.com
3	Michelle	DeCristoforo	Chase Bank	475 Bloomfield Ave	1st floor	Montclair	NJ	7042	973-783-5132	michelle.t.decristoforo@jpmchase.com
4	Vinco	Mico	Kearny Bank	120 Passaic Ave		Fairfield	NJ	7004	973-778-8791	vmico@kearnybank.com
5	Nina	Rohrer	Columbia Bank	60 Raritan Center Parkway		Edison	NJ	8837	732-346-0443	nrohrer@columbiabankonline.com

NEW MEXICO

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Jeremy	Gardner	Washington Federal Bank	208 Washington Ave.		Santa Fe	NM	87501	505-946-6555	jeremy.gardner@wafdb.com
3	Nicci	Austin	Pioneer Bank	3000 North Main Street		Roswell	NM	88201	575-624-5200	naustino@pioneerbnk.com
4	Elizabeth	Albright	Century Bank	8220 San Pedro Dr NE		Albuquerque	NM	87113	505-798-5919	elizabethalbright@centurybnk.com
5	Melanie	Reese	First American Bank	1609 Swan Street		Silver City	NM	88061	575-534-0550	mreese@firstamb.com

NEVADA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Devin	Lee	Access Commercial Mortgage	215 E. Warm Springs #102		Las Vegas	NV	89199	702-434-0829	dlee@accesscm.com
3	Jesse	Hartford	Greater Nevada Credit Union	451 Eagle Station Ln		Carson City	NV	89701	775-334-3628	jhartford@gncu.com
4	Tom	Keller	Heritage Bank Nevada	47 Demonte Ranch Pkwy		Reno	NV	89521	775-321-4143	tkeller@heritagebanknevada.com
5	Krissey	Rogers	Kirkwood Bank of Nevada	4730 South Fort Apache Road	Suite 180	Las Vegas	NV	89147	702-912-0700	kr Rodgers@kirkwoodbanknv.com

NEW YORK

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Edward	Howe	National Cooperative Bank	250 Park Avenue	No. 950	New York	NY	10177	212-808-0880	ehowe@ncb.coop
3	Kam	Siu	Abacus Federal Savings Bank	6 Bowery	2nd Floor	New York	NY	10013	212-266-9023	kamwahsiu@abacusbank.com
4	C Jay	Zhang	Abacus Federal Savings Bank	6 Bowery	2nd floor	New York	NY	10013	917-291-5384	CJZhang@abacusbank.com
5	Rob	Harper	Blackstone Mortgage Trust	345 Park Avenue		New York	NY	10154	212-583-5627	harper@blackstone.com

OHIO

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Dave	Bock	LCNB National Bank	PO BOX 59		Lebanon	OH	45038	513-932-1414	dbock@lcnb.com
3	Julie	Paxton	North Valley Bank	2775 Maysville Pike		Zanesville	OH	43701	740-450-2285	jpaxton@nyvb.com
4	Carl	Puckett	Security National Bank	40 South Limestone Street		Springfield	OH	45502	937-436-5000	cpuckett@securitynationalbank.com
5	Matt	Miller	First Federal Community Bank	4737 US 62		Berlin	OH	44610	330 440 5430	mmiller@firstfed.com

OKLAHOMA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Logan	Collins	Bank of Oklahoma	11830 S. Pennsylvania Ave.		Oklahoma City	OK	73170	405-272-2556	Logan.collins@bokf.com
3	Doug	Park	GNP Mortgage a Division of Great Plains National Bank	5909 NW Expressway 400		Oklahoma City	OK	73132	405-720-7064	dpark@gpbankok.net
4	Adrian	Hogan	Commerce Bank	1001 NW 63rd St		Oklahoma City	OK	73116	918-481-8811	adrian.hogan@commercebank.com
5	Bruce	Adkins	Regent Bank	7136 S Yale	Suite 100	Tulsa	OK	74136	918-488-0788	badkins@bankregent.com

OREGON

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Kevin	Battles	Bank Of the West	248 SW Coast Hwy		Newport	OR	97365	541-265-9444	kevin.battles@bankofthewest.com
3	Gary	O'Connell	Summit Bank	560 SW Columbia Street		Bend	OR	97702	541-306-8987	goconnell@sbk.com
4	Melanie	Houk	US Bank	1285 Virginia Ave		North Bend	OR	97459	541-756-5161	melanie.houk@usbank.com
5	Debbie	Williams	Wells Fargo	200 N. Broadway		Coos Bay	OR	97420	541-269-6119	wiliadl@wellsfargo.com

PENNSYLVANIA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	James	Sanders	Customers Bank	2 Logan Square Suite 1905		Philadelphia	PA	19103	267-758-7110	jsanders@customersbank.com
3	Roger	Anderson	ESSA Bank	300 Mulberry St		Scranton	PA	18503	570-408-8020	randerso@essabank.com
4	Brian	Collins	Monument Bank PA	65 Street Road		Warminster	PA	18974	215-323-4838	bcollins@monumentbankpa.com
5	Steven	Daniels	Wayne Bank	717 Main Street		Honesdale	PA	18431	570-253-8515	steven.daniels@waynebank.com

RHODE ISLAND

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Keith	Dubois	Rockland Trust - Commercial Lending	10 Memorial Blvd		Providence	RI	2903	401-273-4093	keith.dubois@rocklandtrust.com
3	David	Caluto	Blue Point Commercial Capital	0 Philmont Ave		Cranston	RI	2910	401-943-6651	info@bluepointcommercialcapital.com
4	Robert	Cantanzaro	Independence Bank	1370 S County Trail		East Greenwich	RI	2818	401-886-4600	rs@independence-bank.com
5	Lynn	Choenberger	Bank of Rhode Island	1 Turks Head Place		Providence	RI	2903	401-456-5000	Lchoenberger@bankri.com

SOUTH CAROLINA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Earl	Ashley	Commercial Bank SC	4 Church Street		Honea Path	SC	29654	864-369-7326	eashley@thecommercialbanksc.com
3	Jamie	Addison	First Community SC	5455 Sunset Blvd.		Lexington	SC	29072	803-951-2265	jaddison@firstcommunitysc.com
4	Doug	Shaffer	United Community Bank	617 Hwy. 17 S.		North Myrtle Beach	SC	29582	843-504-4420	dshaffer@unitedcommunitybank.com
5	Lance	Mengel	South State Bank	2440 Mall Drive		North Charleston	SC	29201	803-534-2175	lance.mengel@southstatabank.com

SOUTH DAKOTA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Kim	Easland	American Bank and Trust	770 East Sioux Ave.		Pierre	SD	57501	605-222-2568	keasland@abt.bank
3	Matt	Nelson	Bank Midwest	225 South Minnesota Ave.		Sioux Falls	SD	57104	605-444-2085	mnelson@bankmidwest.com
4	Matt	Billion	CoTrust	300 Cheraap Place	Suite 101	Sioux Falls	SD	57103	605-444-4015	mbillion@costrutbank.com
5	Josh	Horak	First Interstate Bank	1400 North Ave		Spearfish	SD	57783	605-642-2734	joshua.horak@fib.com

TENNESSEE

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Holly	Ramey	Fifth Third Bank	4329 Harding Rd		Nashville	TN	37205	615-298-0403	holly.ramey@53.com
3	Gene	Whitfield	First Advantage Bank	1430 Madison Street		Clarksville	TN	37040	931-920-6609	gene.whitfield@fabk.com
4	Cody	Wilkins	Wilson Bank and Trust	623 W. Main Street		Lebanon	TN	37087	615-444-2265	cwilkins@wilsonbank.com
5	Kim	Welker	SmartBank	202 Advantage Pl		Knoxville	TN	37922	865-437-5740	kim.welker@smartbank.com

TEXAS

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Jack	Bridges	Alliance Bank	1226 S. Broadway Street		Sulphur Springs	TX	75482	903-885-2187	jbridges@alliancebank.com
3	Devin	Hancock	Amegy Bank	4676 Research Forest Dr.		The Woodlands	TX	77381	281-297-7885	devin.hancock@amegybank.com
4	Yen	Vu	Amegy Bank	815 Walker Street	Suite 125	Houston	TX	77002	713-235-2228	Yen.vu@amegybank.com

5	Angela	Cowan	American Momentum Bank	1 Momentum Blvd		College Station	TX	77845	979-599-9374	acowan@americanmomentum.bank
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UTAH

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Ivan	Warner	Bank of American Fork	712 E Main Street		Lehi	UT	84043	801-642-3383	ivan.warner@bankaf.com
3	Justin	Delgado	First Utah Bank	3826 S. 2300 East		Salt Lake City	UT	84109	801-478-2331	jdelgado@firstutahbank.com
4	Kyle	Thomas	Mountain America Credit Union	753 W South Jordan Pkwy		South Jordan	UT	84095	801-325-6229	kthomas@macu.com
5	Kirk	Laser	Zions Bank	5 North Main Street	2nd Floor	Bountiful	UT	84010	801-383-3116	kirk.laser@zionsbank.com

VERMONT

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Elven	Dube	Mascoma Savings Bank	263 Maple St		White River Junction	VT	05001	802-265-6321	elven.Dube@mascomabank.com
3	Tina	Norton	Union Bank	325 E. Main Street		Newport	VT	05855	802-334-0750	t.norton@unionbankvt.com
4	Kirke	Hart	TD Bank	89 Merchants Row		Rutland	VT	05701	802-786-4126	k.hart@td.com
5	Danny	Lane	Passumpsic Savings Bank	497 Railroad St.		St. Johnsbury	VT	05819	802-748-3196	dlane@passumpsicbank.com

VIRGINIA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Glenn	Dennis	Carter Bank and Trust	6142 A.L. Philpott Highway		Martinsville	VA	24112-0339	276-632-2901	glenn.dennis@carterbankandtrust.com
3	Dan	Marks	Freedom Bank	10555 Main Street	Suite 600	Fairfax	VA	22030	703-667-4108	dmarks@freedombankva.com
4	Gregory	Price	Virginia Natinal Bank	3119 Valley Ave		Winchester	VA	22601	540-665-8882	gregory.price@vnb.com
5	Susan	Ralls	First Bank Virginia	1717 North Shenandoah Ave		Front Royal	VA	22630	540-535-9504	sralls@fbvirginia.com

WASHINGTON

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Kevin	Johnston	Anchor Bank	1420 5th Ave		Seattle	WA	98101	360-589-1320	kevin.johnston@anchorsb.com
3	Luis	Hernandez	Banner Bank	1222 E Madison	Suite A	Seattle	WA	98122	206-709-8314	lehernandez@bannerbank.com
4	Calvin	Pearson	Columbia Bank	1301 A St.		Tacoma	WA	98402	253-305-0824	cpearson@columbiabank.com
5	Don	Brown	Kitsap Bank	5209 Pacific Hwy E.		File	WA	98424	253-922-5100	dlbrown@kitsapbank.com

WASHINGTON D.C.

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	Alicia	Gandy	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	gandy@blackburne.com
2	Andrew	Cervantes	Bank of America	1152 15th St. NW	Suite 6000	Washington DC	DC	20005	202-659-7327	andrew.cervantes@bankofamerica.com
3	Scott	Saling	Citi Bank	5250 MacArthur Blvd. NW		Washington	DC	20016	202-800-2453	scott.saling@citibank.com
4	Greg	Werly	Chase Bank	901 15th ST NW, Suite 1100		Washington	DC	20005	202-312-1132	greg.werly@chase.com
5	Robert	Giraldi	Presidential Bank	1659 K Street NW		Washington	DC	20006	800-808-1424	robert.giraldi@presidential.com

WISCONSIN

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Chris	Kennedy	Wisconsin Bank & Trust	1160 Fond Du Lac Avenue		Sheboygan Falls	WI	53085	920-208-6459	ckennedy@wisconsinbankandtrust.com
3	Justin	Hart	Capitol Bank	710 North High Point Road		Madison	WI	53717	608-836-4129	justin.hart@capitolbank.com
4	Eric	Hurd	PyraMax Bank	1150 Washington St		Grafton	WI	53024	414-235-5894	ehurd@pyramaxbank.com
5	Keith	Baars	Peoples State Bank	1905 Stewart Ave.		Wassau	WI	54401	715-370-4014	keith.baars@bankpeoples.com

WEST VIRGINIA

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Benjamin	Pewitt	First State Bank	660 Central Ave.		Barboursville	WV	25504	304-736-5271	benjaminP@FSB-WV.com
3	Ryan	Slaughenhou	Citizens Bank	265 High Street		Morgantown	WV	26507	304-292-8411	cdavis@citizensbankwv.com
4	Chris	Davis	Community Bank	631 Juliana St		Parkersburg	WV	26101	304-420-5671	cdavis@communitybankpkbg.com
5	John	Buckland	City National Bank	809 Jefferson Street		Lewisburg	WV	24901	304-647-1647	john.buckland@bankatcity.com

WYOMING

#	First	Last	Company	Address 1	Address 2	City	ST	Zip	Work	Email
1	George	Blackburne	Blackburne & Sons Realty Capital Corp.	4811 Chippendale Drive	Suite 101	Sacramento	CA	95841	916-338-3232	georgeiv@blackburne.com
2	Jay	Martinson	First Interstate Bank	1613 Coffeen Ave		Sheridan	WY	82801	307-672-1521	jay.martinson@fib.com
3	Sabrina	Hamby	The Rawlins National Bank	220 5th Street		Rawlins	WY	82301	307-324-1101	sabrinah@rnbonline.com
4	Victor	Allen	Wyoming Community Bank	1700 N. Federal		Riverton	WY	82501	307-857-9080	vallen@wyocb.com
5	Garrett	Grownney	Pinnacle Bank	1702 Sheridan Ave		Cody	WY	82414	307-527-7186	garrett.grownney@pinnbank.com

DISCLAIMER

While C-Loans, Inc. believes that each of the commercial lenders listed above is bona fide and legitimate, we make no warranty to that effect. The commercial lending industry is crawling with con men, and the thing about con men is that they are very, very convincing. Despite our years of experience, even we here at C-Loans, Inc. occasionally get fooled. You must not assume that simply because a "lender" makes The Blackburne List that he can be trusted!

Here's how these cons work. Essentially all commercial real estate lenders require a large deposit for third party reports -- the appraisal report, the toxic report, the title commitment, and sometimes an engineering report. These deposits for third party reports can run from \$3,000 to \$10,000. Even experienced commercial mortgage borrowers expect to be required to pay for these third party reports fairly early in the loan process.

The con man creates an imaginary commercial lending company. He'll prepare expensive looking letterhead and sometimes even a small web site. Then he'll advertise for commercial loans. When borrowers call, he'll quote delicious rates, like 5.25% in a market where most banks are quoting 6.75%. After receiving a loan applications, he'll issue a conditional commitment letters and ask for a \$10,000 deposit for third party reports, made payable to his "lending company". After receiving your \$10,000 deposit, the typical advance fee scammer will stop returning your phone calls and move on to his next victim. The victim typically threatens and threatens, but he seldom actually sues the con man. Litigation is simply too expensive. After fleeing 300 or more victims, the con man often then moves to a different state.

So how do you protect yourself? Try to work only with banks. If your deal isn't strong enough for a bank, and you simply have to apply to a private (hard money) commercial lender, you must be very alert for clues. The cheaper the loan offered by a "commercial mortgage company", the more suspicious you should be. Certainly you should be wary of any "commercial mortgage company" quoting an interest rate of less than what most banks are quoting. I tend to trust lenders who quote 15% and 8 points for one year. Lenders with painful terms are usually legitimate.

Look at the "commercial mortgage company's" web site. Does it smell legitimate? Do they list a street address and a phone number? If there is only a post office box address and no phone number listed, run-run-run! Does the web site contain lots of pages or just two or three pages? If the "lender" claims to take deposits and investments from private investors, does his web site have an extensive investor section? Does the "lender" even have a web site? If not, run away. Do the loan officer's emails come from the "lender's" web site or from some free gmail or hotmail account?

Finally, be sure to actually read the conditional commitment letter (aka: term sheet). Has it defined "quick sale value" or addressed what happens to your "commitment fee" if the property does not appraise for enough money? What does the conditional commitment letter say about the disposition of your deposit if the deal falls apart?

A wise man once told me how to spot a con man. He said, "George, if you're in a room full of 100 people, pick out the one man in the room who you are absolutely sure is not the con man. He will be your con man." The moral of that story is that con men are usually very convincing. Therefore even we here at C-Loans, Inc. occasionally get fooled. So please be careful out there. If you do get conned or suspect a con, would you kindly notify Tom Blackburne right away at 916-338-3232 Ext. 317 or email tommy@blackburne.com? At least we can immediately remove the "lender" from The Blackburne List.