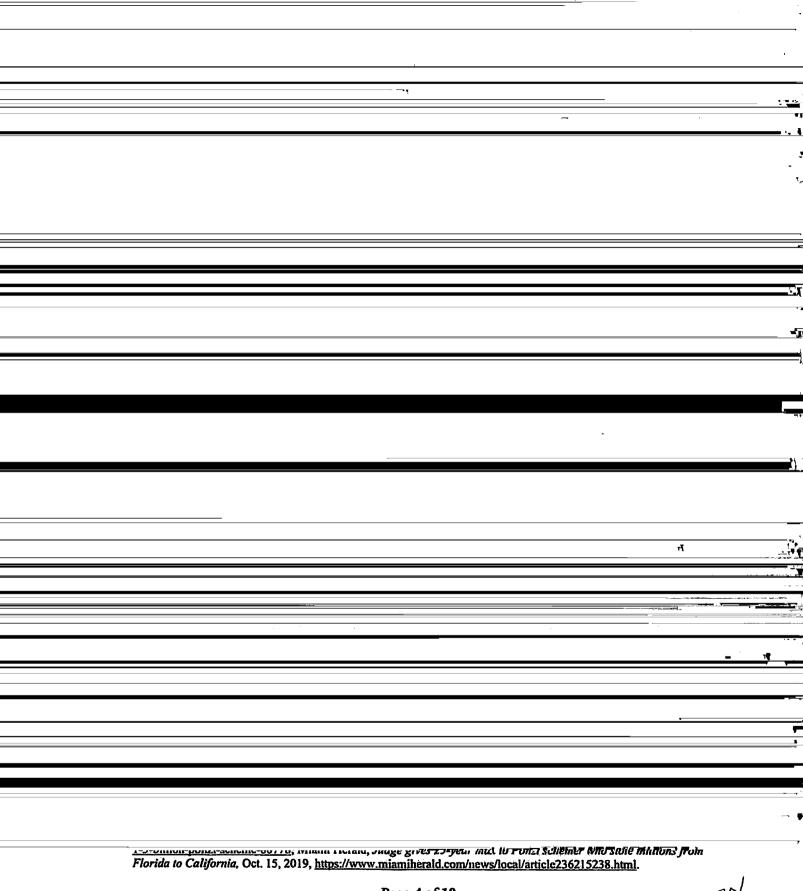
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	S.C. Code Ann. §35-1-101, et seq., and the regulations and rules promulgated thereunder	
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	S.C. Code Ann. §35-1-101, et seq., and the regulations and rules promulgated thereunder (collectively, the "Act").	
	S.C. Code Ann. §35-1-101, et seq., and the regulations and rules promulgated thereunder	

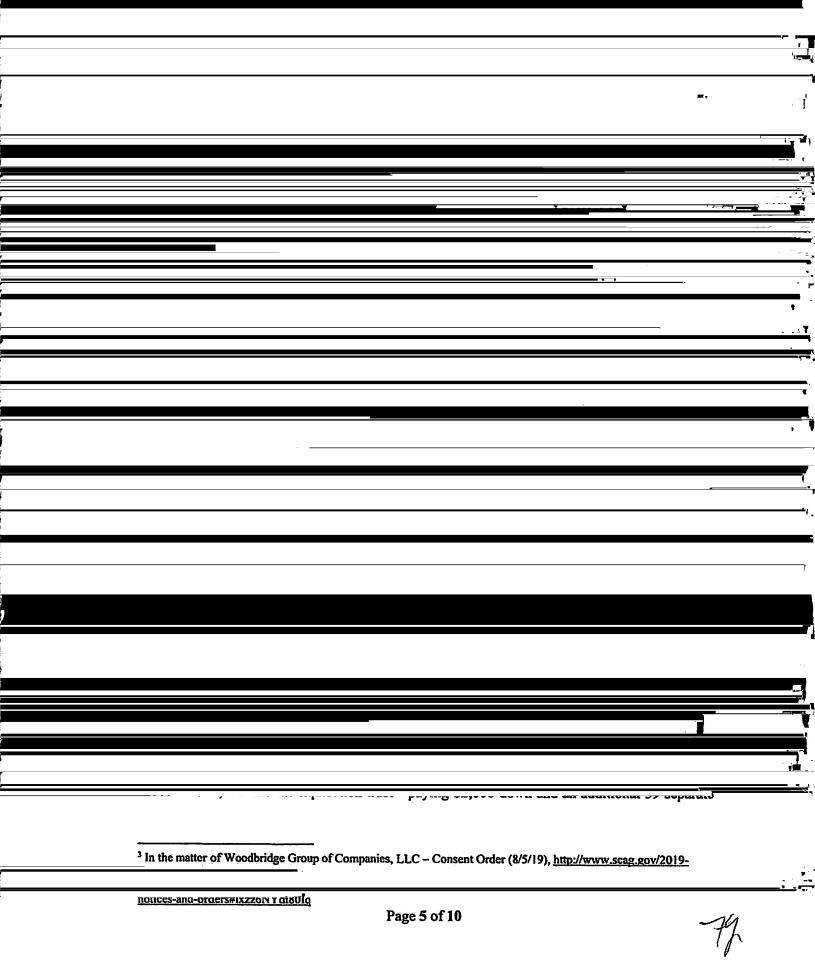
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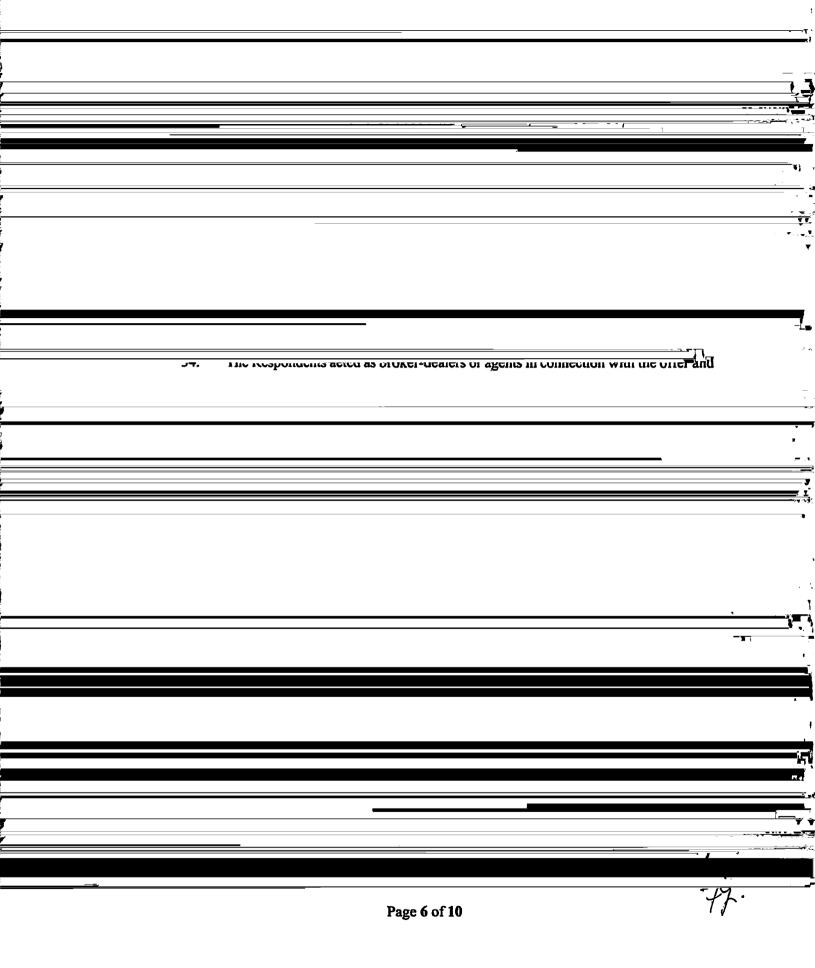
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29356. On October 28, 2020, the BFS corporate address was changed to 205 S. Ocean Grande	
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president, and registered agent of BFS. BFS purports to be an insurance agency.	
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based entity, which purported to be a commercial lender that made hard money loans secured by mortgages on commercial property. To help fund these purported hard money loans, Woodbridge raised money from 10. investors throughout the country through the offer and sale of promissory notes (the "Woodbridge Notes"). 11. In order to effect the offer and sale of the Woodbridge Notes, Woodbridge transaction-based compensation in connection with the offer, recommendation, and sale of the

12. These agents were not registered with the Division as agents, as required by the Act.







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	the Act;	
b .	Within 60 days of execution of this Consent Order, the Respondents shall pay	
	a civil penalty in the amount of ten thousand dollars (\$10,000.00) paid upon	
	execution of this Consent Order to the Trustee for the benefit of the liquidation	
	trust. This penalty is in addition to the amount Johnson previously agreed to	
	pay to the liquidation trust.	79
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order, or mar mis consent order contains no admission of the anegations, without aiso	
stating that the Respondents do not deny the allegations. If any of the Respondents breach	
the terms of this Consent Order, the Securities Commissioner may vacate this Consent	^
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