

1 BUREAU OF REAL ESTATE
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FILED

FEB 21 2014

BUREAU OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

10 * * *

11 To:) NO. H-6085 SAC
12)
13 DANIEL MURILLO.) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the California Bureau of Real
16 Estate (Bureau) caused an investigation to be made of the activities of DANIEL MURILLO
17 (MURILLO). Based on that investigation, the Commissioner has determined that MURILLO
18 has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting
19 violations of the California Business and Professions Code (Code) including acting in the
20 capacity of, advertising, or assuming to act as a real estate salesperson in the State of California
21 within the meaning of Code Section 10131(a) (property sales, including short sale negotiation).
22 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
23 of Fact and Desist and Refrain Order under the authority of Code Section 10086.

23 FINDINGS OF FACT

- 24 1. At no time herein mentioned has MURILLO been licensed by the Bureau in
25 any capacity.
- 26 2. Between about November 2009 and December 2011, MURILLO performed
27 licensed activities including short sale negotiations with lenders on behalf of sellers, for

1 properties located on Codington Way in Modesto, CA, and on Massimo Circle in Stockton, CA,
2 in violation of Sections 10130 and 10137 of the Code.

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4 CONCLUSIONS OF LAW

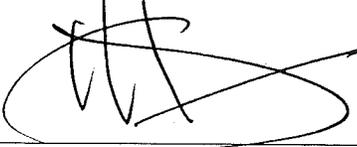
5 3. Based on the Findings of Fact contained in Paragraphs 1 and 2, MURILLO
6 has performed and/or participated in property sales activities including short sale negotiations
7 which require a real estate license under Sections 10130 and 10131(a) of the Code during a
8 period of time when MURILLO was not licensed by the Bureau in any capacity.

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10 DESIST AND REFRAIN ORDER

11 Based upon the Findings of Fact and Conclusions of Law stated herein,
12 DANIEL MURILLO, IS HEREBY ORDERED to immediately Desist and Refrain from
13 performing any acts within the State of California for which a real estate license is required, and
14 in particular, immediately Desist and Refrain from providing or participating in property sales
15 including negotiating short sale negotiations for others for compensation unless an appropriate
16 license is obtained and issued by the Bureau.

17
18 DATED: SEP 30 2013, 2013

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20 REAL ESTATE COMMISSIONER

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23 **By: JEFFREY MASON**
24 **Chief Deputy Commissioner**

25 - NOTICE -

26 Business and Professions Code Section 10139 provides that, "Any person acting
27 as a real estate broker or real estate salesperson without a license or who advertises using words

1 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
2 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
3 imprisonment in the county jail for a term not to exceed six months, or by both fine and
4 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
5 (\$60,000) . . .”

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cc: DANIEL MURILLO
9630 Varallo Ct.
Stockton, CA 95212

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tty MFC/kc