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Department of Real Estate
320 West Fourth St. #350
Los Angeles, CA 90013

(213) 576-6982

FILED
JAN 19 2012
DEPARTMENT OF REAL ESTATE

By C.2

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

To:)	No. H-37795 LA
)	
DAVID ANTHONY SALAZAR and)	<u>ORDER TO DESIST</u>
IRENE L. VARGAS.)	<u>AND REFRAIN</u>
)	
)	(B&P Code Section 10086)
)	

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of the activities of DAVID ANTHONY SALAZAR, aka Anthony Salazar; and IRENE L. VARGAS, together doing business as Quality Control Division, Pacific World FS, Pacific World Financial Services, Associated Wholesale Lending, and Bailout Investors. Based on that investigation, the Commissioner has determined that DAVID ANTHONY SALAZAR and IRENE L. VARGAS have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code"), including acting in the capacity of, advertising and/or assuming to act as a real estate broker in the State of California within the meaning of Code Sections 10131(d) (advertising, soliciting borrowers for, and offering to perform loan modification services for distressed homeowners) and 10131.2 (collecting advance fees in connection with

1 those services). Based on that investigation, the Commissioner hereby issues the following
2 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of
3 Section 10086 of the Code.

4 Whenever acts referred to below are attributed to DAVID ANTHONY
5 SALAZAR and/or IRENE L. VARGAS, those acts are alleged to have been done by those
6 individuals using those fictitious business names, acting by themselves, or by and /or through
7 one or more agents, associates, affiliates and/or co-conspirators, including but not limited to the
8 individuals herein named.

9
10 FINDINGS OF FACT

11 1. DAVID ANTHONY SALAZAR, aka Anthony Salazar, aka David Anthony
12 (“SALAZAR”), is not now and has never been licensed by the Department of Real Estate of the
13 State of California (“Department”) as a real estate broker or as a salesperson employed by a real
14 estate broker.

15 2. IRENE L. VARGAS, aka Irene LeAnn Vargas (“VARGAS”) is not now and
16 has never been licensed by the Department as a real estate broker or as a salesperson employed
17 by a real estate broker.

18 3. Beginning on or before October 1, 2008 and continuing through the present
19 time, SALAZAR and VARGAS have operated mortgage lending and related loan service
20 business under the following companies and/or fictitious business names and locations:
21

22 a) Pacific World FS,
23 aka “Pacific World”
24 aka pacificworldfs@yahoo.com
25 1520 W. Cameron Ave., Ste 103
West Covina, CA 91790

26 b) Pacific World Financial Services
27 2073 Walnut St.
La Verne, CA 91750-5417

1 -c) Associated Wholesale Lending
2 2149 E. Garvey Ave.
3 West Covina, CA 91791-1538

4 d) Quality Control Division
5 2073 Walnut St.
6 La Verne, CA 91750-5417

7 e) Bailout Investors
8 2073 Walnut St.
9 La Verne, CA 91750-5417

10 4. On or about October 8, 2008, SALAZAR, doing business as Pacific World,
11 solicited borrower Vicente C. ("Borrower C."), and offered to provide loan modification services
12 to him in exchange for payment of an up front fee. Between October 16, 2008 and October 17,
13 2008, SALAZAR collected \$2,427.00 in advance fees from Borrower C. SALAZAR never
14 provided any services and refused to refund Borrower C's money to him

15 5. On or about October 24, 2008, SALAZAR solicited borrower Francisco G.
16 ("Borrower G.") and offered to provide loan modification services to him in exchange for
17 payment of an up front fee. On October 30, 2008, SALAZAR collected \$3,550.00 from
18 Borrower G. as advance fees for services. SALAZAR never provided any services and refused
19 to refund Borrower G's money.

20 6. On or about July 24, 2009, SALAZAR and VARGAS, doing business as
21 Quality Control Division, solicited borrowers Jose and Lupe F. ("Borrower Fs") and offered to
22 provide loan modification services to them in exchange for payment of up front fees. Between
23 August 4 and September 3, 2009, Borrower Fs paid Quality Control Division \$1,468.24 as
24 advance fees for loan modification services. Quality Control Division, SALAZAR and
25 VARGAS never provided Borrower Fs any services and refused to refund their money.

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CONCLUSIONS OF LAW

The conduct, acts and/or omissions of DAVID ANTHONY SALAZAR and IRENE L. VARGAS, as set forth in the Findings of Fact above, when not licensed by the Department as real estate brokers or as salespersons employed by a real estate broker licensed by the Department, was in violation of Code Section 10130.

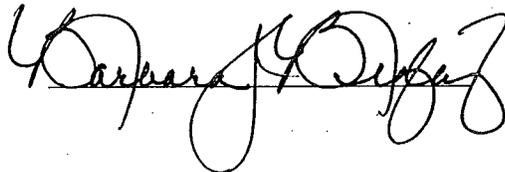
DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, DAVID ANTHONY SALAZAR and IRENE L. VARGAS, whether doing business under your own names, or any other names, or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from:

- (i) soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, and
- (ii) charging, demanding, or collecting a fee for any of the services you offer to others, unless and until you obtain a real estate broker license issued by the Department, and until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full compliance with all of the requirements of the Code and Commissioner's Regulations relating to charging, collecting, and accounting for fees.

DATED: 12/13, 2011

BARBARA J. BIGBY
Acting Real Estate Commissioner



1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
2 real estate broker or real estate salesperson without a license or who advertises using words
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
7 (\$60,000)."
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22 cc: David Anthony Salazar
23 2073 Walnut St.
24 La Verne, CA 91750-5417

25 Irene L. Vargas
26 2073 Walnut St.
27 La Verne, CA 91750-5417