

**FILED**

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1 Department of Real Estate  
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3 Los Angeles, California 90013-1105

DEPARTMENT OF REAL ESTATE  
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8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To:	)	No. H-37811 LA
	)	
12 YYONNIE BLAND, DAVID OMRANI)	)	<u>ORDER TO DESIST</u>
13 and JASON WRIGHTEN )	)	<u>AND REFRAIN</u>
	)	
	)	(B&P Code Section 10086)
15 _____)	)	

16 The Commissioner ("Commissioner") of the California Department of Real Estate  
17 ("Department") caused an investigation to be made of the activities of YYONNIE BLAND  
18 ("BLAND"), DAVID OMRANI ("OMRANI") and JASON WRIGHTEN ("WRIGHTEN").  
19 Based on that investigation the Commissioner has determined that BLAND, OMRANI and  
20 WRIGHTEN have engaged in, or are engaging in, acts, or are attempting to engage in the  
21 business of, acting in the capacity of, and/or advertising or assuming to act as real estate brokers  
22 in the State of California within the meaning of Business and Professions Code Sections  
23 10131(d) (soliciting borrowers, negotiating loans or performing services for borrowers in  
24 connection with loans secured by real property) and 10131.2 (advance fee handling).

25 In addition, based on that investigation, the Commissioner has determined that  
26 BLAND, OMRANI and WRIGHTEN have engaged in, or are engaging in, acts, or are  
27 attempting to engage in practices constituting violations of the California Business and

1 Professions Code ("Code"). Based on the findings of that investigation, set forth below, the  
2 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and  
3 Refrain Order under the authority of Section 10086 of the Code.

4 FINDINGS OF FACT

5 1. BLAND, OMRANI and WRIGHTEN are not now, nor have they ever  
6 been, licensed by the Department in any capacity.

7 2. At the times set forth below, BLAND, OMRANI and WRIGHTEN  
8 negotiated to do one or more of the following acts for another or others, for or in expectation of  
9 compensation: engaged in the business of, acted in the capacity of, or advertised a loan  
10 modification and negotiation service and advance fee brokerage with respect to loans which were  
11 secured by liens on real property for compensation or in expectation of compensation and for  
12 fees collected in advance of the transaction.

13 Tatiana B. Transaction

14 3. In or about May 2009, BLAND solicited Tatiana B. regarding loan  
15 modification services. On or about May 5, 2009, BLAND collected advance fees of \$1,800 on  
16 behalf of "L.R.P." from Tatiana B. for the purpose of negotiating a loan modification.

17 Richard and Donna K. Transaction

18 4. In or about August, 2009, OMRANI solicited Richard and Donna K.,  
19 offering to negotiate a modification of Richard and Donna K.'s home loan, on behalf of LRP  
20 Capital Group. On September 8, 2009, Richard and Donna K. entered into an advance fee  
21 agreement for loan modification services with LRP Capital Group. WRIGHTEN later negotiated  
22 with Richard and Donna K.'s lender regarding modification of Richard and Donna K.'s loan.

23 CONCLUSIONS OF LAW

24 5. Based on the information contained in Paragraphs 1 through 4 above,  
25 BLAND, OMRANI and WRIGHTEN violated Code Section 10130 by engaging in activities  
26 requiring a broker license without first obtaining broker licenses from the Department.

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