Department of Real Estate
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Los Angeles, California 90013-1105

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FILED

FEB 17 2012

DEPARTMENT OF REAL ESTATE
BY: Dorothy Valerio

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To:	No. H-37892 LA
JULIO CHANG	ORDER TO DESIST AND REFRAIN
	(B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of JULIO CHANG ("CHANG"). Based on that investigation, the Commissioner has determined that CHANG has engaged in, or is engaging in, acts, or is attempting to engage in the business of, acting in the capacity of, and/or assuming to act as a real estate broker in the State of California within the meaning of Business and Professions Code Sections 10131(d) (collecting payments or performing services for borrowers in connection with loans secured by real property) and 10131.2 (advance fee handling).

In addition, based on that investigation, the Commissioner has determined that CHANG has engaged in, or is engaging in, acts, or is attempting to engage in practices constituting violations of the California Business and Professions Code ("Code"). Based on the

findings of that investigation, set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

FINDINGS OF FACT

1. CHANG is not now, nor was he at any material time herein, licensed by the Department in any capacity.

2. At the times set forth below, CHANG negotiated to do one or more of the following acts for others, for or in expectation of compensation: engaged in the business of, acted in the capacity of, or advertised a loan modification and negotiation service and advance fee brokerage with respect to loans which were secured by liens on real property for compensation or in expectation of compensation and for fees collected in advance of the transaction (Code Sections 10131(d) and 10131.2) .

3. During the transaction described in paragraph 4 below, CHANG represented himself to be the broker, owner and president of American Dream Loans Inc ("ADLI").

4. On or about February 11, 2009, Oscar C. and Vicky G. ("complainants"), entered into two loan modification agreements with ADLI, regarding two of the complainant's properties. Each of these agreements arranged for the complainants to pay ALDI $3,400 in advance fees. In between February 11, 2009 and March 4, 2009, CHANG collected $6,800 in advance fees from the complainants for loan modifications to be performed by ALDI.

CONCLUSIONS OF LAW

5. Based on the information contained in Paragraphs 1 through 4 above, CHANG violated Code Section 10130 by engaging in activities requiring a broker license without first obtaining a broker license from the Department.

DESIST AND REFRAIN ORDER

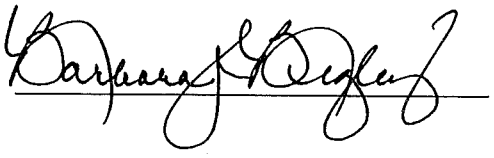
Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that:

JULIO CHANG, immediately desist and refrain from: performing any acts within

the State of California for which a real estate broker license is required, unless JULIO CHANG is so licensed.

DATED: 2/15/12,

BARBARA J. BIGBY
Acting Real Estate Commissioner



Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."

cc: JULIO CHANG
8542 E. Florence Ave. Suite 1-B
Downey, CA 90240