

*Handwritten initials*

1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

**FILED**

AUG 31 2012

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

11 To:	)	No. H-38388 LA
	)	
12 RAY NEWTON,	)	<u>ORDER TO DESIST</u>
	)	
	)	<u>AND REFRAIN</u>
	)	

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

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1           2. charging, demanding, claiming, collecting and  
2 receiving advance fees, as that term is defined in Section 10026  
3 of the Code, for any of the other real estate related services  
4 offered to others, unless and until RAY NEWTON demonstrates and  
5 provides evidence satisfactory to the Commissioner he:

6           (a) has an advance fee agreement which has been  
7 submitted to the Department and which is in compliance with  
8 Section 10085 of the Code and Section 2970 of the Regulations;

9           (b) has placed all previously collected advance fees  
10 into a trust account for that purpose and is in compliance with  
11 Section 10146 of the Code; and

12           (c) has provided an accounting to trust fund owner-  
13 beneficiaries from who advance fees have previously been  
14 collected in compliance with Section 10146 of the Code and  
15 Section 2972 of the Regulations.

16  
17 DATED: 7/31/2019.

18  
19 REAL ESTATE COMMISSIONER

20   
21 By WAYNE S. BELL  
22 Chief Counsel

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1 **Notice:** Business and Professions Code Section 10139 provides  
2 that "Any person acting as a real estate broker or real estate  
3 salesperson without a license or who advertises using the words  
4 indicating that he or she is a real estate broker without being  
5 so licensed shall be guilty of a public offense punishable by a  
6 fine not exceeding twenty thousand dollars (\$20,000), or by  
7 imprisonment in the county jail for a term not to exceed six  
8 months, or by both fine and imprisonment; or if a corporation,  
9 be punished by a fine not exceeding sixty thousand dollars  
10 (\$60,000)."  
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19 cc: Ray Newton  
20 11240 Magnolia Blvd., Suite 102  
21 North Hollywood, CA 91601

22 JRP:PH  
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