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DEC - 3 2012

DEPARTMENT OF REAL ESTATE
BY: [signature]

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

(213) 576-6982

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To:	No. H-38581 LA
ALEJANDRO C. BAUTISTA, aka Alex Bautista, aka Alejandro Bautista Cano, dba ABC Group; and dba A J Solutions.	ORDER TO DESIST AND REFRAIN
	(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 ALEJANDRO C. BAUTISTA, aka Alex Bautista, aka Alejandro Bautista Cano, dba ABC Group, dba AJS Solutions, and dba A J Solutions (collectively referred to herein at times as "BAUTISTA"). Based on that investigation, the Commissioner has determined that ALEJANDRO C. BAUTISTA has engaged in, is engaging in, or is 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 those services). Based on that investigation, 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.

Whenever acts referred to below are attributed to BAUTISTA, dba ABC Group, and/or AJS Solutions, those acts are alleged to have been done by those individuals and entities using those fictitious business names, acting by themselves, or by and /or through one or more agents, associates, affiliates and/or co-conspirators, including but not limited to the individuals herein named.

FINDINGS OF FACT

1. BAUTISTA is not now, and has never been licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker or as a salesperson employed by a real estate broker.

2. Beginning on or before October 1, 2008, and continuing through the present time, BAUTISTA has operated mortgage lending and related loan modification business under the following companies and/or fictitious business names and locations:

a) ABC Group
1850 E. 17th St. #202
Santa Ana, CA 92705-8625.

b) ABC Group
1850 E. 17th St. #113
Santa Ana, CA 92705-8625

c) ABC Group
5425 Blue Ridge Dr.
Yorba Linda, CA 92788-4234

d) ABC Group
13032 Seneca Dr.
Westminster, CA 92683-1929

e) AJS Solutions
1850 E. 17th St. #113
Santa Ana, CA 92705-8625

3. On or about November 17, 2009, BAUTISTA, doing business as AJS Solutions, entered into an agreement with Maximino P. ("Borrower") pursuant to which AJS Solutions agreed to negotiate on Borrower's behalf to obtain a modification of the terms of his mortgage loan in exchange for payment of an upfront fee of $2,000.00. The original agreement indicated that the services would be provided by February 15, 2009, or Borrower would be entitled to a refund.

4. On November 17, 2008, Borrower paid BAUTISTA $2,000.00.

5. On or about January 13, 2009, BAUTISTA collected an additional $3,000.00 from Borrower, claiming that the money would be paid to Borrower's lender. On February 3, 2009, Borrower paid BAUTISTA an additional $16,000.00 which BAUTISTA represented would be used towards and a modification he had negotiated for Borrower.

6. BAUTISTA never obtained a loan modification for Borrower. On June 12, 2009, BAUTISTA wrote a check to Borrower from ABC Group's checking account in the amount of $21,000.00 which was supposed to be a full refund. This check was rejected by the bank for insufficient funds. On July 6, 2009, BAUTISTA wrote Borrower another check from his personal account for $21,000.00 as a refund. This check was also rejected by the bank for insufficient funds.

7. Borrower paid BAUTISTA $21,000.00 for loan modification services. He did not receive a loan modification, and his lenders had not received any communications from BAUTISTA on Borrower's behalf.

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8. At the time that BAUTISTA solicited borrowers and collected advance fees from them, promising to provide loan modification services, neither BAUTISTA nor any of his fictitious business entities was licensed by the Department in any capacity. BAUTISTA was therefore engaging in unlicensed activities.

CONCLUSIONS OF LAW

The conduct, acts and/or omissions of ALEJANDRO C. BAUTISTA, as set forth in the Findings of Fact above, when not licensed by the Department as a real estate broker or as a salesperson employed by a real estate broker licensed by the Department, was in violation of Code Section 10130.

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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, ALEJANDRO C. BAUTISTA, whether doing business under your own names, or any other names, or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts for which a real estate broker license is required until ALEJANDRO C. BAUTISTA is properly licensed by the Department. Such acts include, but are not limited to:

(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: 11/9, 2012

By WAYNE S. BELL
Chief Counsel

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: Alejandro C. Bautista
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