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FILED

MAR 13 2013

DEPARTMENT OF REAL ESTATE
BY: Ca

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To: SUBASHBHAI JETHABHAI PATEL; NOI YUNG; LOWELL D. SNEATHEN; and CALIFORNIA RESOLUTION SERVICES.	No. H-38760 LA 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 SUBASHBHAI JETHABHAI PATEL, aka Subash Patel; NOI YUNG; LOWELL D. SNEATHEN; and CALIFORNIA RESOLUTION SERVICES (collectively "Respondents"). Based on that investigation the Commissioner has determined that Respondents have engaged in or are engaging in acts or attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as real estate brokers in the State of California within the meaning of Business and Professions Code Sections 10131(d) (solicit borrowers for or negotiate loans or perform services for borrowers in connection with loans secured by liens on real property or on a business opportunity), and 10131.2 (engage in the business of claiming, demanding, charging,

receiving, collecting or contracting for the collection of an advance fee in connection with offering to obtain a loan).

In addition, based on that investigation, the Commissioner has determined that Respondents have engaged in or are engaging in acts or are 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. At no time mentioned herein have NOI YUNG, LOWELL D. SNEATHEN, and CALIFORNIA RESOLUTION SERVICES ever been licensed by the Department in any capacity.

2. SUBASHBHAI JETHABHAI PATEL, aka Subash Patel ("PATEL") was originally licensed by the Department as a real estate salesperson on February 4, 1992, Department ID 01129481. PATEL's salesperson license was suspended indefinitely on January 4, 2006, for failure to comply with the disciplinary terms in Department Case No. H-30879 LA.

3. Bancorp One Realty is licensed by the Department as a corporate real estate broker. Bancorp One Realty is a California corporation formed on or about October 21, 2005. On March 18, 2010, a Statement of Information was filed with the California Secretary of State for Bancorp One Realty stating that PATEL is the CEO and a director of Bancorp One Realty. NOI YUNG and LOWELL D. SNEATHEN are also officers and/or directors of Bancorp One Realty. The principal address for Bancorp One Realty is listed as 14708 Pipeline Ave., Suite #B1, Chino Hills, California 91709.

4. Loans Bancorp is licensed by the Department as a corporate real estate broker. Loans Bancorp is a California corporation formed on or about October 29, 2004. On March 18, 2010, a Statement of Information was filed with the California Secretary of State for Loans

Bancorp stating that PATEL is the CEO and a director of Loans Bancorp. NOI YUNG and LOWELL D. SNEATHEN are also directors and/or officers of Loans Bancorp. The principal address for Loans Bancorp is listed as 14708 Pipeline Ave., Suite #B, Chino Hills, California 91709.

5. On or about February 21, 2010, PATEL solicited and offered to assist borrowers Manish and Kriti G. with loan modification and negotiation services. PATEL instructed borrowers to pay an advance fee to both Bancorp One Realty and Loans Bancorp for said services in connection with a loan secured by a lien on real property. The borrowers paid an advance fee of $2,000 to Loans Bancorp for loan modification and negotiation services on February 22, 2010. The borrowers paid an advance fee of $1,500 to Bancorp One Realty for loan modification and negotiation services on March 5, 2010.

6. PATEL made misrepresentations to Manish and Kriti G. in order to induce them to pay the advance fees including, among others, that the borrowers would receive a full refund if they were not able to obtain a loan modification within 90 days. The borrowers were asked to sign a letter of authorization to allow CALIFORNIA RESOLUTION SERVICES to negotiate a loan modification on their behalf. Respondents failed to perform the loan modification and negotiation services that had been promised to Manish and Kriti G. Respondents failed to provide an accounting of any services done for Manish and Kriti G. or an accounting of the advance fees collected from Manish and Kriti G. Manish and Kriti G. requested a refund of their advance fee and received a check with insufficient funds for $4,200 from PATEL.

CONCLUSIONS OF LAW

7. Based on the information contained in Paragraphs 1 through 6, above, SUBASHBHAI JETHABHAI PATEL, NOI YUNG, and LOWELL D. SNEATHEN, while doing business as CALIFORNIA RESOLUTION SERVICES, Bancorp One Realty and/or Loans Bancorp, violated Code Section 10130 by engaging in activities requiring a real estate license without first obtaining a broker license from the Department and Section 10139 by accepting

compensation for activities that require a real estate license without first obtaining a broker license.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, IT IS HEREBY ORDERED THAT SUBASHBHAI JETHABHAI PATE, aka Subash Patel, NOI YUNG, LOWELL D. SNEATHEN, and CALIFORNIA RESOLUTION SERVICES, whether doing business in their own name or any other fictitious business name, immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

DATED: 2/27/2013

REAL ESTATE COMMISSIONER

WAYNE S. HELL

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: Subashbhai Jethabhai Patel, Noi Yung, Lowell D. Sneathen, and California Resolution Services
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