FLAG

FILED

NOV - 1 2013

BUREAU OF REAL ESTATE

By Norma Simmons

Bureau of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

Telephone: (213) 576-6982

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

To:	No. H-39135 LA
U.S. MITIGATION GROUP LLC, d.b.a Property Solutions Center and KOROLLOS NAGIB SHALABY	ORDER TO DESIST AND REFRAIN
	(B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of U.S. MITIGATION GROUP LLC ("USMG"), doing business as Property Solutions Center ("PSC") and KOROLLOS NAGIB SHALABY ("SHALABY"), and has determined that USMG, PSC and SHALABY have engaged in or are engaging in acts or practices constituting violations of the California Business and Professions Code ("Code"), including engaging in the business of, acting in the capacity of, advertising, or assuming to act, as real estate brokers in the State of California within the meaning of Section 10131(d) (soliciting borrowers or lenders or

performing services in connection with loans) and Section 10131.2 (claiming advance fees in connection with a loan). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

FINDINGS OF FACT

1. USMG is not now, not has it ever been, licensed by the Bureau in any capacity.

2. PSC is not now, not has it ever been, licensed by the Bureau in any capacity.

3. SHALABY is not now, nor has he ever been, licensed by the Bureau in any capacity. On May 18, 2009, SHALABY registered with the California Secretary of State as the Chief Executive Officer, Manager and Agent for Service of Process for USMG. On August 10, 2011, SHALABY filed a Fictitious Business Name Statement with the Orange County Clerk-Recorder, registering PSC as a fictitious business name for USMG.

4. At the times set forth below, USMG, PSC and SHALABY engaged in the business of, acted in the capacity of, or advertised a mortgage loan audit service and advance fee brokerage offering to perform and performing mortgage loan audit services with respect to loans secured by liens on real property for compensation or in expectation of compensation and for fees collected before full completion of the contracted services.

5. Robert S. Transaction

On or about September 13, 2011 Robert S. entered into

an "Agreement for Mortgage Securitization Auditing Services" with PSC in which PSC agreed to perform mortgage loan services in exchange for payment of advance fees. Between September 19, 2011 and November 22, 2011, Robert S. issued $1,500 in advance fees to PSC.

6. Kabul S. Transaction

On or about September 7, 2011, Kabul S. entered into a "Client Fee Agreement - Foreclosure Postponement Services" with PSC, in which PSC agreed to perform mortgage loan services in exchange for payment of an advance fee.

7. Marcia C. Transaction

On or about December 15, 2011, Marcia C. issued $1,995 to PSC as an advance fee for mortgage loan services.

8. Dave S. Transaction

Between December 12, 2011 and January 5, 2012, Dave S. issued $1,995 to PSC as advance fees for mortgage loan services.

CONCLUSIONS OF LAW

9. Based on the information contained above, USMG, PSC and SHALABY performed and/or participated in mortgage loan audit activities which require a broker license under the provision of Code Sections 10131(d) and 10131.2 during a period of time when they were not licensed by the Bureau as real estate brokers, in violation of Code Section 10130.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that U.S. MITIGATION GROUP

LLC, PROPERTY SOLUTIONS CENTER and KOROLLOS NAGIB SHALABY, whether doing business under their own names, or any other names, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular each of them is ORDERED TO DESIST AND REFRAIN from charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: OCT 21 2013

REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy 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)."