Bureau of Real Estate
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FILED

JUL 11 2014

BUREAU OF REAL ESTATE

By

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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| To: | |
| LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES. | NO. H- 39532 LA<br><br>ORDER TO DESIST AND REFRAIN<br>(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 LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES (collectively "Respondents"). Based on the investigation, the Commissioner has determined that Respondents have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the meaning of Sections 10131(d) (performing services for borrowers in connection with loans secured by real property),

10166.02(b) (engaging in unlicensed mortgage loan originator activities), and 10166.03(c)(independent contractors employed as loan processors or underwriters for mortgage loan originators) of the Code. Furthermore, based on the 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.

FINDINGS OF FACT

1. At no time herein mentioned have Respondents been licensed by the Bureau in any capacity.

2. At no time herein mentioned have Respondents held a mortgage loan originator (MLO) license endorsement.

3. For an unknown period of time that includes the prior three years, Respondents engaged in the business of, acted in the capacity of, and/or advertised loan modification services offering to perform and performing loan modification and negotiation services with respect to residential mortgage loans which were secured by liens on real property for compensation or in expectation of compensation.

4. Respondents acted as designated agents authorized to negotiate and/or underwrite loan modification activities for various borrowers including, but not limited to, the following:

a. On or about October 3, 2013, borrower Marilyn S. was instructed to sign an Authorization to Release Information which authorized Respondents ALVAREZ and LEE to negotiate a work out agreement or loan modification with the borrower's lender.

b. On or about October 4, 2013, borrower Dolores J. was instructed to sign an Authorization to Release Information which authorized Respondents ALVAREZ and LEE to negotiate a work out agreement or loan modification with the borrower's lender.

c. On or about October 16, 2013, borrower Reginaldo R. was instructed to sign an Authorization to Release Information which authorized Respondents ALVAREZ and LEE to negotiate a work out agreement or loan modification with the borrower's lender.

d. On or about October 17, 2013, borrower Levik M. was instructed to sign an Authorization to Release Information which authorized Respondents ALVAREZ, LEE, and ARGUELLES to negotiate a work out agreement or loan modification with the borrower's lender.

## CONCLUSIONS OF LAW

Based on the Findings of Fact, Paragraphs 1 through 4, above, Respondents solicited borrowers and performed services for those borrowers and/or those borrowers' lenders in connection with loans secured directly or collaterally by one or more liens on real property which requires a real estate license under Section 10131(d) of the Code during a period of time when Respondents were not licensed by the Bureau in any capacity, in violation of Sections 10130, 10166.02(b) and/or 10166.03(c) and of the Code.

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## DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, you, LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES 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 within the State of California for which a real estate broker license is required until LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES are properly licensed, in particular, 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, unless and until you obtain a real estate broker license issued by the Bureau.

DATED: June 10, 2014

REAL ESTATE COMMISSIONER

By _____

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)."

cc: Lizette Alvarez, Christopher Lee, and Angel Arguelles
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