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1 Department of Real Estate
320 West 4th Street, Ste. 350
2 Los Angeles, California 90013-1105

FILED
MAY 22 2007
DEPARTMENT OF REAL ESTATE
K. Niederholf

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

TO:)	No. H-33988 LA
)	
ALBERTO I. JIMENEZ,)	<u>ORDER TO DESIST</u>
dba World Market Realty)	<u>AND REFRAIN</u>
)	
)	
)	

16 The Real Estate Commissioner of the State of California
17 (Commissioner) has caused an investigation to be conducted of
18 your activities, as described herein, and based upon the findings
19 of that investigation, is of the opinion that you, ALBERTO I.
20 JIMENEZ dba World Market Realty, have violated Sections
21 17006(a)(4) and 17403.4 of the California Financial Code (Code).

1. 22

23 At all times mentioned, you, ALBERTO I. JIMENEZ
24 ("JIMENEZ"), were licensed or had license rights issued by the
25 Department of Real Estate ("Department") as a real estate broker.
26 On May 2, 1998, you were originally licensed as a real estate
27

1 salesperson. On June 24, 2002, you were originally licensed as a
2 real estate broker.

3 2.

4 At all times mentioned, in the City of Mission Hills,
5 County of Orange, you, JIMENEZ, acted as real estate broker and
6 conducted licensed activities within the meaning of:

7 A. Code Section 10131(a). You operated a residential
8 resale brokerage dba World Market Realty; and

9 B. Conducted broker-controlled escrows through his
10 escrow division, under the exemption set forth in California
11 Financial Code Section 17006(a)(4) for real estate brokers
12 performing escrows incidental to a real estate transaction where
13 the broker is a party and where the broker is performing acts for
14 which a real estate license is required.

15 3.

16
17 On March 9, 2007, the Department completed an audit
18 examination of the books and records of you, JIMENEZ, pertaining
19 to the broker-controlled escrow activities described in Paragraph
20 2, that require a real estate license. The audit examination
21 covered a period of time beginning on October 1, 2003 through
22 September 30, 2006. The audit examination revealed violations of
23 the Code and the Regulations as set forth below, and more fully
24 discussed in Audit Report LA 060059 and the exhibits and
25 workpapers attached to said audit report.

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4.

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2 You, JIMENEZ, conducted a third party sales escrow for
3 the below said borrowers wherein you were not performing acts in
4 the course of or incidental to a real estate transaction, in
5 which you were an agent or party to the transaction and in which
6 you were performing acts for which a real estate license is
7 required:

<u>Borrower</u>	<u>Escrow Number</u>
Teresa Flores	1033
Ana Deza	1027
Irma Zepeda	1039

5.

13 Your conduct, JIMENEZ, as described in Paragraph 4, is
14 in violation of California Financial Code Section 17006(a)(4).
15

6.

17 You, JIMENEZ, prepared escrow instructions for the
18 below named buyer without disclosing the licensed name or under
19 which licensing agency and jurisdiction the escrow agent was
20 operating.

<u>Borrower</u>	<u>Escrow Number</u>
Joel Sandoval	1045

7.

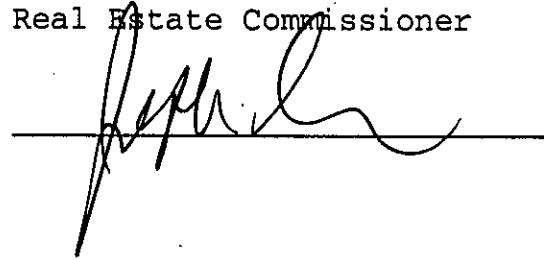
24 Your conduct, JIMENEZ, as described in Paragraph 6, is
25 in violation of California Financial Code Section 17403.4.
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1 NOW, THEREFORE, YOU, ALBERTO I. JIMENEZ dba World
2 Market Realty, ARE ORDERED TO DESIST AND REFRAIN from performing
3 any and all acts requiring a real estate license in California
4 unless and until you are in compliance with California Financial
5 Code Sections 17006(a)(4) and 17403.4.

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7 DATED 5-16, 2007.

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9 JEFF DAVI
Real Estate Commissioner

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24 cc: Alberto I. Jimenez
25 World Market Realty
26 10200 Sepulveda Blvd., Ste 280
27 Mission Hills, CA 91375