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DEPARTMENT OF REAL ESTATE
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STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

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TO: EXPEDIA REALTY CORP, a California corporation, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS	NO. H-4025 SD ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (hereinafter "Commissioner") of the California Department of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of EXPEDIA REALTY CORP, a California corporation, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS. Based on that investigation, the Commissioner has determined that EXPEDIA REALTY CORP, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (hereinafter "Code") and/or Title 10, California Code of Regulations (hereinafter "Regulations"), including engaging in the business of, acting in the capacity of, advertising, or assuming to act as, a real estate broker in the State of California within the meaning of Section 10131(d) (performing services for borrowers and lenders in

connection with loans secured by real property) of the Code. Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under authority of Section 10086 of the Code.

FINDINGS OF FACT

1. At no time herein mentioned have LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS been licensed by the Department in any capacity.

2. At all times herein mentioned, ALAN SCOTT BRAVENDER was licensed by the Department as a real estate salesperson and was so licensed in the employ of Sprinter Realty Group, Inc., a licensed corporate real estate broker, beginning on and after December 23, 2008, and at all times herein mentioned, and is so currently licensed in the employ of Sprinter Realty Group, Inc. At no time has the Department licensed ALAN SCOTT BRAVENDER as a real estate broker.

3. At all times herein mentioned LASHA P. KORTAVA was an officer, director, and/or an owner or principal stockholder of EXPEDIA REALTY CORP.

4. From November 7, 2007, through August 17, 2008, EXPEDIA REALTY CORP was licensed by the Department as a corporate real estate broker under the broker officer license of Doris Onalee Hobbs, through whom it was licensed to act as a real estate broker pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations. At no time since August 18, 2008, has EXPEDIA REALTY CORP been licensed under a broker officer licensee pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations.

5. Whenever reference is made in this Desist and Refrain Order to an act or omission of EXPEDIA REALTY CORP such reference shall be deemed to mean that the owners, officers, directors, employees, agents, and real estate licensees employed by or associated with said entities committed such act or omission while engaged in the furtherance of the business or

operations of said entities and while acting within the course and scope of their corporate authority and employment.

6. For an unknown period of time prior to February 23, 2009, until and including July 30, 2009, and at all times herein mentioned, EXPEDIA REALTY CORP, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS solicited borrowers and lenders and negotiated to do one or more of the following acts for another or others, for or in expectation of compensation, within the meaning of Section 10131(d) of the Code: negotiate one or more loans for borrowers and lenders in connection with loans secured or to be secured directly or collaterally by one or more liens on real property, or perform services for borrowers and/or lenders in connection with loans secured or to be secured directly or collaterally by one or more liens on real property.

7. For an unknown period of time beginning on or about February 23, 2009, until and including May 5, 2009, EXPEDIA REALTY CORP, ALAN SCOTT BRAVENDER, HECTOR ORTEGA and ASHLEIGH SCRUGGS, for or in expectation of compensation, solicited Lenora M. Humphrey-Baker and Jerry Wayne Baker as borrowers to negotiate the modification of, to obtain an extension of the maturity date of, to change the interest rate of, and/or to lower the monthly payments of a loan secured by the borrowers' real property commonly known as 13889 Rosemary Street in Hesperia, San Bernardino County, California, within the meaning of Section 10131(d) of the Code.

8. On or about February 23, 2009, EXPEDIA REALTY CORP, ALAN SCOTT BRAVENDER, and HECTOR ORTEGA, for or in expectation of compensation, within the meaning of Section 10131(d) of the Code, solicited Lenora M. Humphrey-Baker and Jerry Wayne Baker as borrowers for the purpose of negotiating the modification of, obtaining an extension of the maturity date of, changing the interest rate of, and/or of lowering the monthly payments of a loan secured by the borrowers' real property commonly known as 13889 Rosemary Street in Hesperia, San Bernardino County, California; negotiated for, demanded and collected from said borrowers an advance fee of $1,900.00, submitting to said borrowers a

written agreement for said advance fee without first obtaining approval of an advance fee agreement from the Commissioner in accordance with Sections 10085 and 10085.5 of the Code.

9. For an unknown period of time prior to February 23, 2009, until and including May 5, 2009, and at all times herein mentioned, EXPEDIA REALTY CORP employed, for or in expectation of compensation, within the meaning of Section 10131(d) of the Code, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS to perform the acts and conduct the activities described in Paragraphs 6, 7 and 8, above.

10. For an unknown period of time prior to February 23, 2009, until and including May 5, 2009, and at all times herein mentioned, ALAN SCOTT BRAVENDER solicited borrowers and lenders, negotiated loans, and/or performed services for borrowers and/or lenders in connection with loans secured or to be 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 ALAN SCOTT BRAVENDER was not licensed by the Department as a real estate broker and, while licensed as a real estate salesperson, did not so act while in the employ of his licensed real estate broker of record.

CONCLUSIONS OF LAW

11. Based on the information contained in paragraphs 1 through 10, above, EXPEDIA REALTY CORP, a California corporation, LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS solicited borrowers and lenders, negotiated loans, and performed services for those borrowers and/or those borrowers' lenders in connection with loans secured or to be 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 EXPEDIA REALTY CORP, a California corporation, did not have a broker officer licensee pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations, and when LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS were not licensed by the Department in any

capacity and demanded and collected advance fees without first obtaining approval of an advance fee agreement from the Commissioner in accordance with Sections 10085 and 10085.5 of the Code.

12. Based on the information contained in paragraphs 1 through 10, above, LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS, violated Section 10130 of the Code without first obtaining a real estate broker license from the Department.

13. Based on the information contained in paragraphs 1 through 10, above, EXPEDIA REALTY CORP violated Section 10130 of the Code having engaged in acts requiring a real estate license without having a broker officer licensee pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations.

14. Based on the information contained in paragraphs 1 through 10, above, ALAN SCOTT BRAVENDER violated Sections 10130 and 10137 of the Code and violated Section 10085.5 of the Code.

15. Based on the information contained in paragraphs 1 through 10, above, HECTOR ORTEGA violated Sections 10130 of the Code and violated Section 10085.5 of the Code.

16. Based on the information contained in paragraphs 1 through 10, above, EXPEDIA REALTY CORP violated Section 10130 of the Code and violated Section 10085.5 of the Code.

17. Based on the information contained in paragraphs 1 through 10, above, EXPEDIA REALTY CORP violated Section 10138 of the Code.

18. Based on the information contained in paragraphs 1 through 10, EXPEDIA REALTY CORP, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS also violated Section 10139 of the Code, which violation is a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000.00), or by imprisonment in the county jail for a term not to exceed six

months, or by both fine and imprisonment or, when violated by a corporation, punishable by a fine not exceeding sixty thousand dollars ($60,000.00).

* * *

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein:

I

LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS, doing business under your own names, or any other names, YOU ARE HEREBY ORDERED to:

1. Immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required unless and until you obtain a real estate broker license issued by the Department.

II

ALAN SCOTT BRAVENDER, doing business under your own name or any other names, YOU ARE HEREBY ORDERED to:

1. Immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required unless and until you obtain a broker license or unless and until you perform such acts as a licensed real estate salesperson while in the employ of and under the supervision of the licensed real estate broker under whom you are at the time licensed. In particular you are ordered to desist and refrain from:

(i) Soliciting borrowers or lenders and/or performing services for borrowers or lenders in connection with loans secured or to be secured directly or collaterally by one or more liens on real property, and,

(ii) From charging, demanding, or collecting advance fees 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 Chapter 6, Title 10, California Code of Regulations (hereinafter "Regulations") relating to charging, collecting, and accounting for advance fees.

2. Immediately desist and refrain from employing individuals to perform any acts within the State of California for which a real estate broker licensed is required, unless and until such individuals obtain a real estate broker license issued by the Department.

III

EXPEDIA REALTY CORP, doing business under your own name or any other names, YOU ARE HEREBY ORDERED to:

1. Immediately desist and refrain from performing any acts within the State of California for which a corporate real estate broker license is required unless and until you obtain a licensed designated broker officer pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations and conduct such licensed activities under the supervision of such a licensed designated broker officer. In particular you are ordered to desist and refrain from:

(i) Soliciting borrowers or lenders and/or performing services for borrowers or lenders in connection with loans secured or to be secured directly or collaterally by one or more liens on real property, and,

(ii) From charging, demanding, or collecting advance fees 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 Chapter 6, Title 10, California Code of Regulations (hereinafter "Regulations") relating to charging, collecting, and accounting for advance fees.

2. Immediately desist and refrain from employing individuals to perform any acts within the State of California for which a real estate broker license is required, unless and until such individuals obtain a real estate broker license issued by the Department.

3. Immediately desist and refrain from employing licensed real estate salespersons unless and until you notify the Commissioner of the Department of Real Estate in writing on the prescribed form within five days of such employment pursuant to Section 2752 of the Regulations and Section 10161.8 of the Code and unless and until you obtain a licensed designated broker officer pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations.

DATED: 11/2, 2009

JEFF DAVI
Real Estate Commissioner

By
BARBARA BIGBY
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: EXPEDIA REALTY CORP
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