

1 Department of Real Estate  
 2 320 West 4th Street, Suite 350  
 3 Los Angeles, California 90013-1105  
 4 Telephone: (213) 576-6982

**FILED**  
 FEB. 27, 2009  
 DEPARTMENT OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To:	)	NO. H-35733 LA
	)	
12 LUPE DOMINGUEZ, aka Ellie Dominguez;	)	<u>ORDER TO DESIST</u>
13 CLEO CIBRIAN; LUPE DOMINGUEZ INC.;	)	<u>AND REFRAIN</u>
14 and PROFESSIONAL FILING SERVICES INC.,	)	
15 dba Professional Filing Service.	)	

16 The Real Estate Commissioner of the State of  
 17 California ("Commissioner") has caused an investigation to be  
 18 made of your activities requiring a real estate license and,  
 19 based on the findings of that investigation, as set forth  
 20 below, is of the opinion that you, LUPE DOMINGUEZ, aka Ellie  
 21 Dominguez, you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and  
 22 you, PROFESSIONAL FILING SERVICES INC., dba Professional Filing  
 23 Service, have violated Section 10130.

24 ///

25 ///

26 ///

1. 1

2 You, LUPE DOMINGUEZ, are licensed by the Department  
3 of Real Estate of the State of California ("Department") as a  
4 real estate salesperson, employed by Charles Neighbors. You  
5 are not now and have never been licensed by the Department as a  
6 real estate broker.

2. 7

8 You, CLEO CIBRIAN, are not now and have never been  
9 licensed by the Department as a real estate broker.  
10

3. 11

12 You, PROFESSIONAL FILING SERVICES INC., are not now  
13 and have never been licensed by the Department as a real estate  
14 broker.

4. 15

16 You, LUPE DOMINGUEZ INC., are not now and have never  
17 been licensed by the Department as a real estate broker.  
18

5. 19

20 During a period of time from on or before October 15,  
21 2008, and continuing to the present time, you, LUPE DOMINGUEZ,  
22 you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and you,  
23 PROFESSIONAL FILING SERVICES INC., acted in the capacity of,  
24 advertised or assumed to act as real estate brokers in the  
25 State of California, within the meaning of Code Sections  
26 10131(d) and 10131.2, for or in expectation of compensation.  
27

1 Your activities included the operation of or conduct of a real  
2 property sales business with the public wherein you engaged in  
3 the negotiation and solicitation of borrowers and lenders for  
4 loans secured by residential real property. Said activities  
5 included representing borrowers in negotiating and modifying  
6 terms and obtaining loans secured by real property, and  
7 claiming, demanding, charging, receiving, collecting or  
8 contracting for an advance fee in connection therewith.  
9

10 6.

11 Specifically, on or about October 15, 2008, you LUPE  
12 DOMINGUEZ, you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and  
13 you, PROFESSIONAL FILING SERVICES INC., solicited borrowers  
14 Lilia and Martin Torres to provide loan modification services.  
15 In connection with the loan modification services offered, you  
16 collected \$1,500.00 as an advance fee pursuant to a written  
17 agreement with Mr. and Mrs. Torres.  
18

19 7.

20 At all times relevant herein, you, and each of you,  
21 advertised your loan modification and related real estate  
22 services on the internet.  
23

24 8.

25 Your acts as described in Paragraphs 5, 6 and 7,  
26 above, are acts requiring a real estate broker license under  
27 the provisions of Code Sections 10131(d) and 10131.2.

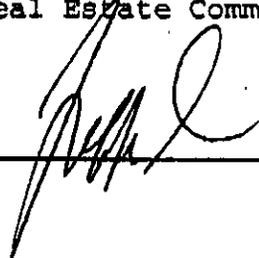
9.

1  
 2 You, LUPE DOMINGUEZ, you, CLEO CIBRIAN, you, LUPE  
 3 DOMINGUEZ INC., and you, PROFESSIONAL FILING SERVICES INC.,  
 4 violated Code Section 10130 by engaging in the activities  
 5 described in Paragraphs 5, 6 and 7 above, without first  
 6 obtaining a real estate broker license from the Department.

7 NOW, THEREFORE, YOU, LUPE DOMINGUEZ, YOU, CLEO  
 8 CIBRIAN, YOU, LUPE DOMINGUEZ INC., AND YOU, PROFESSIONAL FILING  
 9 SERVICES INC., ARE ORDERED TO DESIST AND REFRAIN from  
 10 performing any and all acts within the State of California for  
 11 which a real estate broker license is required, within the  
 12 meaning of Code Sections 10131(d) and 10131.2, unless and until  
 13 you obtain a real estate broker license or a real estate  
 14 salesperson license and are employed by a real estate broker.  
 15

16 DATED: 2-26-09

17  
 18 JEFF DAVI  
 19 Real Estate Commissioner

20  
 21   
 22

23 cc: LUPE DOMINGUEZ, aka Ellie Dominguez  
 24 7835 Church St.  
 Highland, CA 92346

25 CLEO CIBRIAN  
 26 595 N. La Cadena Dr.  
 Colton, CA 92324  
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PROFESSIONAL FILING SERVICES INC.  
dba Professional Filing Service  
595 N. La Cadena Dr.  
Colton, CA 92324

LUPE DOMINGUEZ INC.  
595 N. La Cadena Dr.  
Colton, CA 92324