

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

**FILED**

MAR 25 2009

4 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To: )  
12 )  
13 WALL STREET FINANCIAL LLC doing )  
14 business as Wall Street Financial, )  
15 RASHA REYN, MARIA E. ARROYO and )  
16 ANTONIO ANGULO. )

No. H- 35806 LA

ORDER TO DESIST

AND REFRAIN

17 The Real Estate Commissioner of the State of  
18 California has caused an investigation to be made of your  
19 activities requiring a real estate license and, based on the  
20 findings of that investigation, as set forth below, is of the  
21 opinion that you, WALL STREET FINANCIAL LLC dba Wall Street  
22 Financial, you, RASHA REYN aka Rasha Alfares; you, MARIA E.  
23 ARROYO, and you, ANTONIO ANGULO, have violated Section 10130 of  
24 the Business and Professions Code ("Code").

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You, WALL STREET FINANCIAL LLC, RASHA REYN, MARIA E. ARROYO and ANTONIO ANGULO, are not now and have never been licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker.

2.

All further references to "you" include the parties identified in Paragraph 1, above, and also include the officers, directors, employees, agents and real estate licensees employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority and employment.

3.

During a period of time from approximately March 2008, and continuing to the present time, you, WALL STREET FINANCIAL LLC, you RASHA REYN, you, MARIA E. ARROYO, and you, ANTONIO ANGULO, engaged in the business of, acted in the capacity of, or advertised a loan modification service and advance fee brokerage using the name Wall Street Financial LLC offering and performing loan modification services with respect to loans which were secured by liens on real property for compensation or in expectation of compensation and for fees often collected in advance as well as at the conclusion of the transaction. You contacted lenders on behalf of distressed homeowners seeking modification of the terms of their home

1 loans, principal reduction, foreclosure abatement, loan  
2 refinance, and/or short sale services and advice.

3 4.

4 Your acts, WALL STREET FINANCIAL LLC, RASHA REYN,  
5 MARIA E. ARROYO and ANTONIO ANGULO, as described in Paragraph  
6 3, above, are acts requiring a real estate broker license under  
7 the provisions of Code Sections 10131(d) and 10131.2.

8 Jose Maria Oliveros

9 7770 Crossway Drive, Pico Rivera, California

10 5.

11 On or about March 8, 2008, in response to a radio  
12 infomercial advertisement for loan modification services, Jose  
13 Maria Oliveros ("Oliveros") contacted Gigante Realty. Oliveros  
14 met with MARIA E. ARROYO at the offices of Gigante Mortgage  
15 Inc., who demanded and received an advance fee from Oliveros of  
16 \$1,900. Said advance fees were deposited into WALL STREET  
17 FINANCIAL LLC's account by and through RASHA REYN. Oliveros  
18 signed two loan modification agreements, a Mortgage Loan  
19 Modification Service and a Principal Reduction Service and said  
20 paid \$1,900, to WALL STREET FINANCIAL LLC, at MARIA E. ARROYO's  
21 recommendation and by and through MARIA E. ARROYO.

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Maria Lucy Nino

20908 E. Bliss Ave., Laton, California

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On or about March 14, 2008, in response to a radio infomercial advertisement for loan modification services, Maria Lucy Nino ("Nino") contacted Gigante Realty. Nino, and her husband, met with ANTONIO ANGULO, who demanded an advance fee from Nino of \$1,900. At ANTONIO ANGULO's recommendation, Nino signed the Mortgage Loan Modification Service agreement and paid \$1,900 to Wall Street Financial through ANTONIO ANGULO, who informed Nino that Wall Street Financial was part of Gigante Realty.

7.

You, WALL STREET FINANCIAL, you RASHA REYN, you MARIA E. ARROYO, and you ANTONIO ANGULO, individually and jointly doing as wall Street Financial, violated Code Section 10130 by engaging in the activities described in Paragraphs 3 through 6, above, without first obtaining a real estate broker license from the Department.

8.

NOW, THEREFORE, YOU, WALL STREET FINANCIAL LLC, doing business as Wall Street Financial, YOU, RASHA REYN, YOU, MARIA E. ARROYO AND YOU ANTONIO ANGULO, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of

1 California for which a real estate broker license is required,  
2 within the meaning of Code Sections 10131 and 10131.2, unless  
3 and until you obtain a real estate broker license from the  
4 Department.

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7 DATED: 3/25/09

8 JEFF DAVI  
9 Real Estate Commissioner

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12 BY: Barbara J. Bigby  
13 Chief Deputy Commissioner

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18 cc: Wall Street Financial  
19 8050 Woodland Drive  
20 Buena Park, California 90620

21 Rasha Reyn  
22 8050 Woodland Drive  
23 Buena Park, California 90620

24 Maria E. Arroyo  
25 2679 Redondo Ave  
26 Long Beach, California 90806

27 Antonio Angulo  
8050 Woodland Drive  
Buena Park, California 90620