

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED
APR - 9 2009
DEPARTMENT OF REAL ESTATE

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-35851 LA
)	
12 CASASPORMENOS.com LLC)	
13 CHRISTIAN S. GIRARDIN)	
14 RICHARD CENTENO)	
CARLOS CENTENO)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>

15
16 The Real Estate Commissioner of the State of California
17 (hereinafter "Commissioner") has determined from the findings set
18 forth below that you CASASPORMENOS.com LLC, CHRISTIAN S.
19 GIRARDIN, RICHARD CENTENO, and CARLOS CENTENO have violated
20 Section 10130 of the Business and Professions Code (hereinafter
21 "Code") by engaging in the business of a real estate broker
22 within the State of California without a real estate broker
23 license.

24 I

25 At no time herein mentioned have you been licensed by
26 the Department of Real Estate of the State of California
27 (hereinafter "Department") as a real estate broker.

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II

During 2008, you have engaged in a business, for or in expectation of compensation or collection of an advance fee, you solicited or offered to provide loan modification, re-finance of a loan, or short-sale negotiation to owners of real property to modify the terms of the loans on the real property.

III

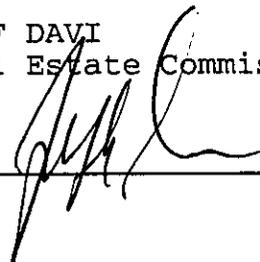
Your acts as described in Paragraph II, above, are acts requiring a real estate broker license under the provisions of Code Section 10131(d) and (e).

IV

You violated Section 10130 by engaging in the activities described in Paragraph II, above, without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in the State of California until you obtain the required license from the Department.

DATED: 3/3/09

JEFF DAVIS
Real Estate Commissioner


cc: CASASPORMENOS.com LLC
CHRISTIAN S. GIRARDIN
RICHARD CENTENO
CARLOS CENTENO
26305 Jefferson Ave., Suite F
Murrieta, CA 95262

JRP:SB (jrp)