

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

4 (213) 576-6982

FILED
AUG 12 2009
DEPARTMENT OF REAL ESTATE

By: 

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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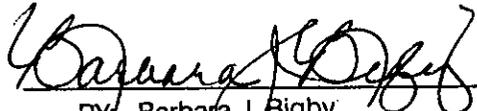
11 To:)	No. H-36174 LA
)	
12)	<u>ORDER TO DESIST</u>
13)	<u>AND REFRAIN</u>
14)	

15 The Commissioner (Commissioner) of the California
16 Department of Real Estate (Department) caused an investigation to
17 be made of the activities of ESPERANZA SALOME MENDOZA. Based on
18 that investigation, the Commissioner has determined that you have
19 engaged in, are engaging in, or are attempting to engage in, acts
20 or practices constituting violations of the California Business
21 and Professions Code (Code), including violating Code Section
22 10130 by engaging in the business of, acting in the capacity of,
23 and/or advertising or assuming to act as, a real estate broker in
24 the State of California within the meaning of Code Sections
25 10131(d) (performing services for borrowers in connection with
26 loans secured by real property), 10131(e) (offer to sell, buy or
27 exchange a promissory note), and 10131.2 (advance fee handling).

1 (ii) from charging, demanding, or collecting an
2 advance fee for any of the services you offer to others, unless
3 and until you obtain a real estate broker license issued by the
4 Department, and until you demonstrate and provide satisfactory
5 evidence to the Commissioner that you are in full compliance
6 with all of the requirements of the Code and Regulations relating
7 to charging, collecting, and accounting for advance fees.

8 DATED: 7-6-09.

9 JEFF DAVI
10 Real Estate Commissioner

11 
12 BY: Barbara J. Bigby
13 Chief Deputy Commissioner

14 **Notice:** Business and Professions Code Section 10139 provides
15 that "Any person acting as a real estate broker or real estate
16 salesperson without a license or who advertises using the words
17 indicating that he or she is a real estate broker without being
18 so licensed shall be guilty of a public offense punishable by a
19 fine not exceeding twenty thousand dollars (\$20,000), or by
20 imprisonment in the county jail for a term not to exceed six
21 months, or by both fine and imprisonment; or if a corporation,
22 be punished by a fine not exceeding sixty thousand dollars
23 (\$60,000)."

24 cc: Esperanza Salome Mendoza
25 4813 Marionwood Dr., Unit 397
26 Culver City, CA 90230

27 JRP:AKC