Department of Real Estate
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Los Angeles, California 90013

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FILED

DEC - 3 2009

DEPARTMENT OF REAL ESTATE

BY: _____

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To: CHRISTOPHER DALE CAMPBELL; and LIONSTAR FINANCIAL LLC,	No. H-36372 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of CHRISTOPHER DALE CAMPBELL ("CAMPBELL") and LIONSTAR FINANCIAL LLC ("LIONSTAR"), and has determined that CAMPBELL and LIONSTAR engaged in or are engaging in acts or practices constituting violations of the California Business and Professions Code ("Code") and/or Title 10, California Code of Regulations ("Regulations") including engaging in the business of, acting in the capacity of, advertising, or assuming to act, as real estate broker in the State of California within the meaning of Section 10131(d) (soliciting borrowers or

lenders or negotiating loans) and Section 10131.2 (advance fee handling). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

FINDINGS OF FACT

1. CAMPBELL is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code) as a real estate salesperson.

2. At no time herein mentioned has LIONSTAR been licensed by the Department in any capacity.

3. At the time set forth below CAMPBELL and LIONSTAR engaged in the business of, acted in the capacity of, or advertised a loan modification service and advance fee brokerage offering to perform 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.

a. On or about December 3, 2008, Christopher Timothy ("Timothy") paid an advance fee of $3,500 to CAMPBELL and LIONSTAR. The advance fee was collected pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Feldman Law Center with respect to a loan secured by the real property located at 13812 Heidi Circle, Garden Grove, California 92842.

CONCLUSIONS OF LAW

4. Based on the information contained in Paragraph 3, above, CAMPBELL performed and/or participated in loan solicitation, negotiation and modification activities which require a real estate broker license under the provisions of Code Section 10131(d) during a period of time when CAMPBELL was not licensed by the Department as a real estate broker nor employed as a real estate salesperson by the broker on whose behalf the activities were performed in violation of Section 10130 of the Code.

5. Based on the information contained in Paragraph 3, above, LIONSTAR performed and/or participated in loan solicitation, negotiation and modification activities and advance fee handling which require a broker license under the provision of Code Sections 10131(d) and 10131.2 during a period of time when it was not licensed by the Department as a real estate broker or salesperson, in violation of Code Section 10130.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that CHRISTOPHER DALE CAMPBELL and LIONSTAR FINANCIAL LLC, whether doing business under their own names, or any other names, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular each of

them is ORDERED TO DESIST AND REFRAIN from:

1. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, in any form, and under any conditions, with respect to the performance of loan modifications or any other form of mortgage loan forbearance service in connection with loans on residential property containing four or fewer dwelling units (Code Section 10085.6); and

2. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: 11-24, 2009.

JEFF DAVI
Real Estate 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: Christopher Dale Campbell
813 S. Cedar Avenue
Fullerton, California 92833

Lionstar Financial LLC
813 S. Cedar Avenue
Fullerton, California 92833