DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982

FILED
AUG 11 2010
DEPARTMENT OF REAL ESTATE
By

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	
LINDA PUPPO, dba Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA.	NO. H-36755 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 LINDA PUPPO, doing business as Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA. Based on that investigation, the Commissioner has determined that LINDA PUPPO, doing business as Park Avenue Realty have employed and/or compensated individuals who were not licensed by the Department to perform activities requiring a real estate license in violation of California Business and Professions Code ("Code") Section 10137; and further, LINDA PUPPO, doing business as Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY

SANCHEZ, JORGE RAMIREZ, and LINA NORENA, have engaged in, are engaging in, or are attempting to engage in, the business of claiming, demanding, charging, receiving, collecting or contracting for the collection of an advance fee in connection with employment undertaken to promote the sale or lease of real property or to obtain a loan or loans on real property, including the performance of loan negotiation and loan modification services with respect to loans which are secured by liens on real property, within the meaning of Code Sections 10131(d) and 10131.2. In connection with said activities, the Commissioner has determined that LINDA PUPPO, doing business as Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA have engaged in activities which constitute violations of the Code and Title 10, California Code of Regulations ("Regulations"). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Code Section 100.

Whenever acts referred to below are attributed to Park Avenue Realty, those acts are alleged to have been done by Park Avenue Realty, acting by and/or through one or more agents, associates, affiliates, and/or co-conspirator including, but not limited to, LINDA PUPPO, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA, and any other persons unknown at this time.

FINDINGS OF FACT

1. LINDA PUPPO has been licensed by the Department as a real estate broker since December 31, 2007. From on or about August 18, 2008, to the present, LINDA PUPPO has been doing business as Park Avenue Realty.

2. During all times mentioned herein, Park Avenue Realty was not licensed by the Department in any capacity.

3. During all times mentioned herein, PEDRO TORRES was not licensed by the

Department in any capacity.

4. During all times mentioned herein, JUAN ALEJANDRO VASQUEZ was not licensed by the Department in any capacity.

5. During all times mentioned herein, JOSE RODRIGUEZ was not licensed by the Department in any capacity.

6. During all times mentioned herein, MARIA LOURDES RAMIREZ was not licensed by the Department in any capacity.

7. During all times mentioned herein, FRANCISCO SANTANA was not licensed by the Department in any capacity.

8. During all times mentioned herein, EDNA OLMOS was not licensed by the Department in any capacity.

9. During all times mentioned herein, NANCY SANCHEZ was not licensed by the Department in any capacity.

10. During all times mentioned herein, JORGE RAMIREZ was not licensed by the Department in any capacity.

11. During all times mentioned herein, LINA NORENA was not licensed by the Department in any capacity.

12. During the period of time set forth below, Park Avenue Realty solicited borrowers and negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: negotiate the purchase, sale or exchange of real property; negotiate one or more loans for, or perform services for, borrowers and/or lenders in connection with loans secured directly or collaterally by one or more liens on real property; and charge, demand or collect an advance fee for any of the services offered.

13. For an unknown period of time beginning no later than October, 2008, and continuing through January 31, 2009, Park Avenue Realty advertised loan modification services.

///

///

Audit

14. On July 29, 2009, the Department completed an audit examination of the books and records of LINDA PUPPO pertaining to the mortgage loan, advance fee and loan negotiation and modification service activities described in Paragraphs 12 and 13, which require a real estate license. The audit examination covered a period of time beginning on December 31, 2007 to May 31, 2009. The audit examination revealed violation of Code Section 10130.

15. LINDA PUPPO, while doing business as Park Avenue Realty, employed or allowed unlicensed individuals to solicit, engage in or perform services for borrowers in connection with loans secured by real property and other activities that require a real estate license. The unlicensed individuals listed below were employed or compensated for conducting activities that require a real estate license in connection with loan modification services.

a. PEDRO TORRES performed activities for borrowers Eloisa May and Antonio Garcia.

b. JUAN ALEJANDRO VASQUEZ performed activities for borrower Meliton Mendez.

c. JOSE RODRIGUEZ performed activities for borrower Javier Gutierrez.

d. MARIA LOURDES RAMIREZ performed activities for borrower Ramon Araujo.

e. FRANCISCO SANTANA performed activities for borrower Maria Alvarez.

f. EDNA OLMOS performed activities for borrower Fabian Bustillos.

g. NANCY SANCHEZ performed activities for borrower Cristobal Cervantes.

h. JORGE RAMIREZ performed activities for borrower Jose Americano.

i. LINA NORENA performed activities for borrower Cindy Arriola-Muniz.

CONCLUSIONS OF LAW

16. Based on the findings of fact contained in Paragraphs 1 through 15 above, Park Avenue Realty, acting by and/or through one or more agents, associates, representatives, and/or co-conspirators including, but not limited to, LINDA PUPPO, PEDRO TORRES, JUAN

ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA, or any other persons unknown at this time, solicited borrowers and performed services for those borrowers and/or those borrowers' lenders in connection with loans secured directly or collaterally by one or more liens on real property, and charged, demanded or collected advance fees for the services to be provided, which acts require a real estate broker license under Code Sections 10131(d) and 10131.2, during a period of time when Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA were not licensed by the Department as real estate brokers, in violation of Code Section 10130.

17. Based on the information contained in Paragraphs 1 through 15, above, LINDA PUPPO, doing business as Park Avenue Realty violated Code Section 10137 by employing and/or compensating individuals who were not licensed as real estate salespersons or as brokers to perform activities requiring a real estate license.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT AND CONCLUSIONS OF LAW stated herein, it is ordered that, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA, whether doing business under their own names, or any other fictitious names, ARE HEREBY ORDERED to:

1. 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:

2. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Code Section 10026, 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).

3. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Code Section 10026, for any other real estate related services offered by you to others, unless and until you demonstrate and provide evidence satisfactory to the Commissioner that you are properly licensed by the Department as a real estate broker.

IT IS FURTHER ORDERED THAT LINDA PUPPO, doing business as Park Avenue Realty:

Immediately desist and refrain from employing or compensating, directly or indirectly, any unlicensed person for performing acts which a real estate license is required.

DATED: 7/22, 2010.

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: PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA

1818 W. Beverly Blvd, Suite 102
Montebello, CA 90640

3033 W. Beverly Blvd., Suite A
Montebello, CA 90640

3033 W. Beverly Blvd., Suite C
Montebello, CA 90640

Linda Puppo dba Park Avenue Realty
c/o Frank A. Sanzo, Esq.
3121 West Beverly Blvd.
Montebello, CA 90640