FILED
FEB 18 2011
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of WEST COAST FUNDING MORTGAGE CORP., a real estate corporation, Respondent.	)	NO. H-36867 LA

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 27, 2011, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On October 14, 2010, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, to Respondent on October 18, 2010. The certified mailing was returned by the post office marked, "Unclaimed." On November 17, 2010, a second attempt at service was made by regular mail to Respondent. The regular mailing was not returned by the post office.

On January 27, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

Respondent WEST COAST FUNDING MORTGAGE CORP. ("Respondent") was licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate corporation. Respondent was first issued a real estate corporation license by the Department of Real Estate ("Department") of the State of California on or about August 22, 2005.

On August 21, 2009, Respondent's real estate corporation license expired. Respondent has renewal rights under Business and Professions Code Section 10201. The Department retains jurisdiction pursuant to Business and Professions Code Section 10103.

3.

From June 27, 2005 to February 24, 2009, Respondent was a California corporation. Hossein Ali Shoamanesh, aka Hossein Shoamanesh and Ali Manesh ("Manesh"), was the owner, President, and a director of Respondent. Manesh owned or controlled more than 10% of Respondent's stock. Respondent was dissolved as a corporation on February 24, 2009.

4.

Manesh has never been licensed by the Department in any capacity.

5.

Loanmodsonline.com, LLC, doing business as Loanmodsonline.com, has never been licensed by the Department in any capacity. At all times relevant herein, Loanmodsonline.com, LLC was a California corporation. Manesh was the owner, President, and director of Loanmodsonline.com.

6.

Loan Processing Center, Inc. has never been licensed by the Department in any capacity.

7.

During a period of time from approximately September, 2008 through November, 2008, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Sections 10131(d) and 10131.2, for or in expectation of compensation. Respondent, while doing business as WEST COAST FUNDING MORTGAGE CORP., Loanmodsonline.com, LLC, Loanmodsonline.com, and/or Loan Processing Center, Inc., solicited borrowers to negotiate, modify terms and obtain mortgage loans, and collected advance fees within the meaning of Code Sections 10026 and 10131.2, pursuant to written agreements which constituted advance fee agreements within the meaning of Code Section 10085. Respondent failed to submit these advance fee agreements to the Commissioner before using them.

8.

On or about September 24, 2008, Respondent collected an advance fee of $2,495 from Max Abbady pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Respondent with respect to a loan secured by the real property. George Marques, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Max Abbady. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Abbady. Max Abbady contacted Manesh and requested a refund of his advance fee. Respondent failed to refund any portion of Max Abbady's advance fee.

9.

On or about October 21, 2008, Respondent collected an advance fee of $2,500 from Charles Ganley pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Respondent with respect to a loan secured by the real property. Strabo Sires, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Charles Ganley. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Charles Ganley. Charles Ganley contacted Manesh and requested a refund of his advance fee. Respondent failed to refund any portion of Charles Ganley's advance fee.

10.

On or about October 27, 2008, Respondent collected an advance fee of $1,500 from Margaret Hashaway pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Respondent with respect to a loan secured by the real property. Kahala Hickoff, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Margaret Hashaway. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Margaret Hashaway. Margaret Hashaway contacted Manesh and requested a refund of her advance fee. Respondent failed to refund any portion of Margaret Hashaway's advance fee.

11.

The written agreements between Respondent and Max Abbady, Charles Ganley and Margaret Hashaway were not submitted to or reviewed by the Department prior to use.

12.

Respondent employed and/or compensated George Marques, Strabo Sires and Kahala Hickoff to solicit or perform the loan modification services that required a real estate license for borrowers Max Abbady, Charles Ganley and Margaret Hashaway as alleged above, though at the time, George Marques, Strabo Sires and Kahala Hickoff were not licensed as real estate brokers or as salespersons under the employ of Respondent.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent WEST COAST FUNDING MORTGAGE CORP.'s real estate license exists pursuant to Code Section 10177(d) for violation of Code Sections 10085 and 10085.5 and Regulation 2970, Title 10, Chapter 6, California Code of Regulations.

2.

Cause exists for disciplinary action against Respondent WEST COAST FUNDING MORTGAGE CORP.'s real estate license for making false promises or misleading representations to borrowers, which constitutes cause for discipline pursuant to Code Sections 10176(a), 10176(b), 10176(c) and 10176(i).

3.

Cause for disciplinary action against Respondent WEST COAST FUNDING MORTGAGE CORP.'s real estate license exists on grounds of a violation of Code Section 10137 which constitutes cause for discipline pursuant to Code Sections 10137 and 10177(d).

4.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The license and license rights of Respondent, WEST COAST FUNDING MORTGAGE CORP., under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on March 10, 2011.

DATED: 2/16, 2011.

JEFF DAVI
Real Estate Commissioner

Department of Real Estate
320 West Fourth Street, Suite 350
Los Angeles, California 90013-1105

FILED
JAN 27 2011
DEPARTMENT OF REAL ESTATE
By C.A.

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of WEST COAST FUNDING MORTGAGE CORP., a real estate corporation, Respondent.	NO. H-36867 LA DEFAULT ORDER

Respondent, WEST COAST FUNDING MORTGAGE CORP., having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED January 27, 2011.

JEFF DAVI
Real Estate Commissioner

Dolores Weeks

By: DOLORES WEEKS
Regional Manager

SAC.

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FILED
OCT 18 2010
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of WEST COAST FUNDING MORTGAGE CORP., a real estate corporation, Respondent.	No. H-36867 LA A C C U S A T I O N

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner, for cause of Accusation against WEST COAST FUNDING MORTGAGE CORP., a real estate corporation, is informed and alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

At all times herein mentioned, Respondent WEST COAST FUNDING MORTGAGE CORP. ("Respondent"), was licensed and/or has

license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) ("Code") as a real estate corporation. Respondent was originally licensed by the Department of Real Estate ("Department") as a real estate corporation on or about August 22, 2005. Respondent's license expired on August 21, 2009. Respondent has renewal rights under Code Section 10201. The Department retains jurisdiction pursuant Code Section 10103.

3.

From June 27, 2005 to February 24, 2009, Respondent was a California corporation. Hossein Ali Shoamanesh, aka Hossein Shoamanesh and Ali Manesh ("Manesh"), was the owner, President, and a director of Respondent. Manesh owned or controlled more than 10% of Respondent's stock. Respondent was dissolved as a corporation on February 24, 2009.

4.

Manesh has never been licensed by the Department in any capacity.

5.

Loanmodsonline.com, LLC, doing business as Loanmodsonline.com, has never been licensed by the Department in any capacity. At all times relevant herein, Loanmodsonline.com, LLC was a California corporation. Manesh was the owner, President, and director of Loanmodsonline.com.

6.

Loan Processing Center, Inc. has never been licensed by the Department in any capacity.

7.

All further references to "Respondent" include the parties listed in Paragraphs 1 through 6 above, as well as the employees, agents and real estate licensees employed by or associated with Respondent, who at all times material herein were engaged in the furtherance of the business or operations of Respondent, and who were acting within the course and scope of their authority, agency or employment.

8.

During a period of time from approximately September, 2008 through November, 2008, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Sections 10131(d) and 10131.2, for or in expectation of compensation. Respondent, while doing business as WEST COAST FUNDING MORTGAGE CORP., Loanmodsonline.com, LLC, loanmodsonline.com, and/or Loan Processing Center, Inc., solicited borrowers to negotiate, modify terms and obtain mortgage loans, and collected advance fees within the meaning of Code Sections 10026 and 10131.2, pursuant to written agreements which constituted advance fee agreements within the meaning of Code Section 10085. Respondent failed to submit these advance fee agreements to the Commissioner before using them.

9.

On or about September 24, 2008, Respondent collected an advance fee of $2,495 from Max Abbady pursuant to the provisions of a written agreement pertaining to loan

modification services to be provided by Respondent with respect to a loan secured by the real property. George Marques, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Max Abbady. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Abbady. Max Abbady contacted Manesh and requested a refund of his advance fee. Respondent failed to refund any portion of Max Abbady's advance fee.

10.

On or about October 21, 2008, Respondent collected an advance fee of $2,500 from Charles Ganley pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Respondent with respect to a loan secured by the real property. Strabo Sires, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Charles Ganley. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Charles Ganley. Charles Ganley contacted Manesh and requested a refund of his advance fee. Respondent failed to refund any portion of Charles Ganley's advance fee.

11.

On or about October 27, 2008, Respondent collected an advance fee of $1,500 from Margaret Hashaway pursuant to the provisions of a written agreement pertaining to loan modification services to be provided by Respondent with respect

to a loan secured by the real property. Kahala Hickoff, a person that has never been licensed by the Department in any capacity, solicited Respondent's loan modification services to Margaret Hashaway. Respondent failed to perform the services promised or to obtain a loan on more favorable terms for Margaret Hashaway. Margaret Hashaway contacted Manesh and requested a refund of her advance fee. Respondent failed to refund any portion of Margaret Hashaway's advance fee.

12.

The written agreements between Respondent and Max Abbady, Charles Ganley and Margaret Hashaway were not submitted to or reviewed by the Department of Real Estate prior to use.

13.

Respondent employed and/or compensated George Marques, Strabo Sires and Kahala Hickoff to solicit or perform the loan modification services that required a real estate license for borrowers Max Abbady, Charles Ganley and Margaret Hashaway as alleged above, though at the time, George Marques, Strabo Sires and Kahala Hickoff were not licensed as real estate brokers or as salespersons under the employ of Respondent.

14.

The conduct, acts and/or omissions of Respondent, as set forth in Paragraphs 8 through 12 above, in collecting advance fees from prospective borrowers pursuant to written fee agreements, which agreements were not submitted to the Department for review prior to use, is in violation of Code Sections 10085, 10085.5 and Regulation 2970, and constitutes

grounds to discipline the licenses and license rights of Respondent pursuant to Code Sections 10177(d), 10176(i), 10177(j) and/or 10177(g).

15.

The conduct, acts and/or omissions, as set forth in Paragraphs 8 through 13 above, in employing or compensating representatives for performing activities requiring a real estate license is in violation of Code Section 10137 and constitutes grounds to revoke the real estate licenses and/or license rights of Respondent pursuant to Code Sections 10137, 10177(d), 10177(g), 10176(i) and/or 10177(j).

16.

The conduct, acts and/or omissions as set forth in Paragraphs 8 through 13 above, of making false promises and/or misleading representations in order to induce reliance of borrowers and in otherwise misleading borrowers into paying an advance fee for loan modifications that were never completed resulting in detriment to the borrowers, constitutes grounds to discipline the licenses and/or license rights of Respondent pursuant to Code Sections 10176(a), 10176(b), 10176(c), 10176(i) and/or 10177(j).

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent WEST COAST FUNDING MORTGAGE CORP., under the Real Estate Law and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California
this 14 day of October, 2010.

Robin Trujillo
Deputy Real Estate Commissioner

cc: West Coast Funding Mortgage Corp.
Robin Trujillo
Sacto.