

**FILED**

NOV - 5 2012

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-38236 LA
	)	
FEDERAL LEGAL SOLUTIONS INC., as a	)	
corporation and doing business as	)	
Christian and Associates; LIAM	)	
PATRICK FERRIS, individually and	)	
as designated officer of Federal	)	
Legal Solutions, Inc.,	)	
	)	
	)	
Respondents.	)	

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 as to Respondents FEDERAL LEGAL SOLUTIONS INC. ("FLSI") and LIAM PATRICK FERRIS ("FERRIS") filed on August 6, 2012, 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 July 3, 2012, Maria Suarez 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 Respondents FLSI and FERRIS at their respective addresses of record on July 5, 2012. On or about July 7, 2012, the signed certified mail receipt for FERRIS was returned to the Department of Real Estate ("Department").

On or about July 17, 2012, the certified mail for FLSI was returned to the Department of Real Estate ("Department") as unclaimed. Thereafter, on July 18, 2012, service was again attempted on FLSI by regular mail.

On August 6, 2012, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, default of Respondents FLSI and FERRIS was entered herein.

2.

Respondents FLSI and FERRIS are presently licensed and/or have license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as real estate brokers. Respondent FLSI was originally issued a real estate corporation broker license by the Department on June 3, 2009, with FERRIS as its designated broker-officer. Respondent FERRIS was originally issued a real estate broker license by the Department on May 12, 2005.

3.

At all times herein mentioned, Respondents FLSI and FERRIS engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers in the State of California within the meaning of Code Sections 10131(d) and 10131.2. Their activities included soliciting borrowers or lenders for and/or negotiating loans, collecting payments and/or performing services for borrowers or lenders in connection with loans secured by lien on real property. Their activities also included claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees within the meaning of Code Sections 10026, 10085, and 10085.6.

4.

Using the name "Christian and Associates" Respondents offered loss mitigation and loan modification services to homeowner-borrowers seeking downward adjustments or payment extenuations to their home mortgages. Respondents collected advanced fees from said homeowner-borrowers without possessing a pre-approved advance fee agreement from the Department as required by Code Section 10085 and Section 2970 of Title 10, Chapter 6, California Code of Regulations ("Regulations"), and in violation of Code Section 10085.6.

///  
///

Thereafter, Respondents failed to obtain loan modifications for the borrowers tabled below and failed to refund the advance fees paid:

Table: Loan Modification Services

Homeowner	Date	Status	Advance Fee
Claudia M. H.	Sept.-Nov., 2009	Not obtained	\$3,200
Martin G.	Jan.-Apr., 2010	Not obtained	\$2,700
Joyce I. C.	Mar.-Apr., 2010	Not obtained	\$3,000
Arthur R. M.	Jul.-Aug., 2010	Not obtained	\$1,600
Monica G.	Aug., 2010	Not obtained	\$500

5.

Respondent FERRIS failed to exercise reasonable supervision over the activities of his corporation to ensure compliance with the Real Estate Law and the Commissioner's Regulations in violation of Code Section 10159.2 and Regulation 2725.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent FEDERAL LEGAL SOLUTIONS INC. exists pursuant to Business and Professions Code Sections 10085, 10085.6, 10176(a), 10176(b), 10176(i), 10177(d), and 10177(g), and Regulation 2970.

2.

Cause for disciplinary action against Respondent LIAM PATRICK FERRIS exists pursuant to Business and Professions Code Sections 10085, 10085.6, 10159.2, 10176(a), 10176(b), 10176(i), 10177(d), 10177(g), and 10177(h), and Regulations 2725, and 2970.

3.

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

ORDER

The license and license rights of Respondents, FEDERAL LEGAL SOLUTIONS INC. and LIAM PATRICK FERRIS, 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 November 26, 2012.

DATED: 10 / 28, 2012.

Real Estate Commissioner



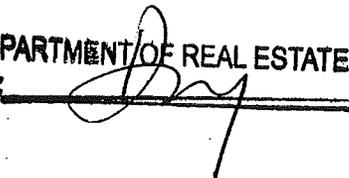
By WAYNE S. BELL  
Chief Counsel

1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, CA 90013

**FILED**

4 (213) 576-6982

AUG - 6 2012

5 DEPARTMENT OF REAL ESTATE  
6 BY: 

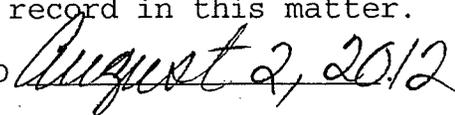
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) NO. **H-38236 LA**  
12 )  
13 FEDERAL LEGAL SOLUTIONS INC., as ) DEFAULT ORDER  
14 a corporation and doing business )  
15 as Christian and Associates; )  
16 LIAM PATRICK FERRIS, individually)  
17 and as designated officer of )  
Federal Solutions Inc., )  
Respondents )

18 Respondents FEDERAL LEGAL SOLUTIONS INC. and LIAM  
19 PATRICK FERRIS, having failed to file Notice of Defense  
20 within the time required by Section 11506 of the Government  
21 Code, are now in default. It is, therefore, ordered that a  
22 default be entered on the record in this matter.

23 IT IS SO ORDERED 

24 Real Estate Commissioner

25 By: 

26 DOLORES WEEKS  
27 Regional Manager

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AMELIA V. VETRONE, Counsel (SBN# 134612)  
Department of Real Estate  
320 West Fourth St. #350  
Los Angeles, CA 90013  
  
(213) 576-6982  
(213) 576-6940 (Direct)

**FILED**

JUL -5 2012

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-38236 LA
	)	
FEDERAL LEGAL SOLUTIONS INC., as a	)	
corporation and doing business as	)	<u>A C C U S A T I O N</u>
Christian and Associates; LIAM	)	
PATRICK FERRIS, individually and	)	
as designated officer of Federal	)	
Legal Solutions, Inc.,	)	
	)	
Respondents.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner, for cause of Accusation against FEDERAL LEGAL SOLUTIONS INC. as a corporation and doing business as Christian and Associates; and LIAM PATRICK FERRIS, individually and as designated officer of Federal Legal Solutions Inc., is informed and alleges as follows:

1.

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

1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations.

5 3.

6 Respondent FLS is licensed by the Department of Real  
7 Estate ("Department") as a corporate real estate broker. FLS was  
8 originally licensed by the Department on June 3, 2009, with  
9 Respondent LIAM PATRICK FERRIS as its designated broker-officer.  
10 On June 5, 2009, and continuing to date, FLS registered the  
11 licensed fictitious business name Christian and Associates.  
12 Effective September 1, 2011, Respondent LIAM PATRICK FERRIS  
13 cancelled his officer status. To date, FLS has no designated  
14 officer.

15 4.

16 Respondent LIAM PATRICK FERRIS ("FERRIS") is licensed  
17 by the Department as a real estate broker. FERRIS was originally  
18 licensed by the Department as a broker on May 12, 2005. Between  
19 June 3, 2009, and September 1, 2011, Respondent FERRIS was the  
20 designated broker-officer of FLS. FERRIS's main office address  
21 of record with the Department during the period June 3, 2009, to  
22 September 1, 2011, was 5101 Caspian Circle, Huntington Beach, CA  
23 92649. From September 12, 2011, to the present, FERRIS's main  
24 office address of record with the Department has been 5332  
25 Christal Avenue, Garden Grove, CA 92845. FLS's main office  
26 address with the Department from June 3, 2009, to September 1,  
27 2011, was 2401 East Katella Avenue, Suite 280, Anaheim, CA

1 92806. From April 15, 2009, to June 9, 2010, FERRIS was the sole  
2 Director of FLS.

3 5.

4 At all times relevant herein, Respondents engaged in  
5 the business of, acted in the capacity of, advertised or assumed  
6 to act as real estate brokers in the State of California within  
7 the meaning of Code Sections 10131(d) and 10131.2. Their  
8 activities included soliciting borrowers or lenders for and/or  
9 negotiating loans, collecting payments and/or performing services  
10 for borrowers or lenders in connection with loans secured by lien  
11 on real property. Their activities also included claiming,  
12 demanding, charging, receiving, collecting or contracting for the  
13 collection of advance fees within the meaning of Code Sections  
14 10026, 10085, and 10085.6.

15 FIRST CAUSE OF ACCUSATION

16 (Advance Fee Violations)

17 6.

18 At all times herein relevant, Respondents solicited,  
19 advertised and collected advance fees from mortgage loan clients  
20 in connection with loan modification services. At no time have  
21 Respondents ever submitted any advance fee agreements or other  
22 materials to the Department for review and approval as required  
23 by Code Section 10085 and Regulation 2970 of Title 10, Chapter 6,  
24 California Code of Regulations ("Regulation").

25 7.

26 Using the name "Christian and Associates" Respondents  
27 offered loss mitigation and loan modification services to

1 homeowner-borrowers seeking downward adjustments or payment  
 2 extenuations to their home mortgages. Respondents collected  
 3 advanced fees from said homeowner-borrowers without possessing a  
 4 pre-approved advance fee agreement from the Department as  
 5 required by Code Section 10085 and Regulation 2970, and in  
 6 violation of Code Section 10085.6. Thereafter, Respondents  
 7 failed to obtain loan modifications for the borrowers tabled  
 8 below and failed to refund the advance fees paid:

9 Table: Loan Modification Services

11 Homeowner	Date	Status	Advance Fee
12 Claudia M. H.	Sept.-Nov., 2009	Not obtained	\$3,200
13 Martin G.	Jan.-Apr., 2010	Not obtained	\$2,700
14 Joyce I. C.	Mar.-Apr., 2010	Not obtained	\$3,000
15 Arthur R. M.	Jul.-Aug., 2010	Not obtained	\$1,600
16 Monica G.	Aug., 2010	Not obtained	\$500

17  
 18 8.

19 Respondents' activities constitute a course of conduct  
 20 which includes the homeowner-borrowers alleged above by way of  
 21 example, but is by no means limited to those named consumers and  
 22 their real property.

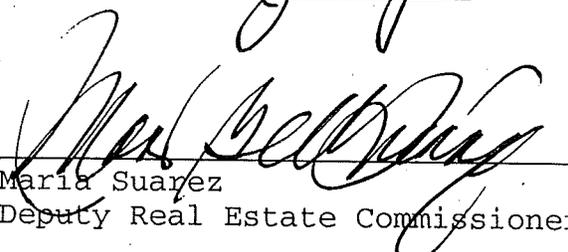
23 9.

24 The conduct, acts and omissions of Respondents as set  
 25 forth above, are cause for the suspension or revocation of the  
 26 licenses and license rights of Respondents pursuant to Code  
 27 Sections 10176(a), 10176(b), 10176(i), 10177(d), and/or 10177(g).



1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all licenses and/or license rights of Respondents  
5 FEDERAL LEGAL SOLUTIONS INC.; and LIAM PATRICK FERRIS,  
6 individually and as former designated officer of Federal Legal  
7 Solutions Inc. under the Real Estate Law and for such other and  
8 further relief as may be proper under other applicable provisions  
9 of law, including the cost of investigation and enforcement as  
10 permitted by law, and restitution of advanced fees paid for loan  
11 modifications.

12                   Dated at Los Angeles, California, 3 July, 2012.

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16 Maria Suarez  
17 Deputy Real Estate Commissioner  
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19  
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24

25 cc: Federal Legal Solutions Inc.  
26       Liam Patrick Ferris  
27       Maria Suarez  
       Sacto.