

1 Department of Real Estate
2 P. O. Box 187000
3 Sacramento, CA 95818-7000

4 (916) 227-0789

FILED

JUL - 1 2004

DEPARTMENT OF REAL ESTATE

By *Laurie J. ...*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:) No. H-3030 SD
12)
13 PHILLIP W. RANNEY,) ORDER TO DESIST AND REFRAIN
14 individually and doing) (B&P Code Section 10086)
15 business as P.W.R.)
16 Processing, Lite Realty,)
Harbor Pacific Funding,)
Mortgage Watch, and)
Team Real Estate.)

17 The Real Estate Commissioner of the State of California
18 (hereinafter "Commissioner") has determined from evidence
19 available to the California Department of Real Estate
20 (hereinafter "the Department") that you, PHILLIP W. RANNEY,
21 individually and doing business as P.W.R. Processing, Harbor
22 Pacific Funding, Lite Realty, Mortgage Watch and Team Real Estate
23 (hereinafter "you"), while engaged in activities which require a
24 real estate broker license under the provisions of Section
25 10131(d) of the California Business and Professions Code
26 (hereinafter "the Code"), violated Section 10130 of the Code.

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I

At no time mentioned herein were you licensed by the Department as either a real estate salesperson or as a real estate broker.

II

At all times herein mentioned, you engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(d) of the Code, including the operation and conduct of a mortgage loan brokerage business with the public wherein, on behalf of others, for compensation or in expectation of compensation, you solicited lenders and borrowers for loans secured directly or collaterally by liens on real property, and wherein you arranged, negotiated, processed, and consummated such loans.

III

Between on or about September 13, 2002, and on or about June 11, 2003, on or about the dates set forth below, within the State of California, in the course of the activities described in Paragraph II, above, you, acting by and through your agents and employees, solicited lenders and borrowers for, arranged, negotiated, processed, and/or consummated loans for the borrowers set forth below secured by a mortgage encumbering residential real property occupied by the borrower at the locations in California described below:

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| <u>DATE</u> | <u>BORROWER</u> | <u>LOCATION</u> |
|-------------|--------------------|-----------------|
| 09/13/02 | Hiram Matos | Chula Vista |
| 10/24/02 | Arnold Roe | Carlsbad |
| 10/30/02 | Wendell Moen | San Marcos |
| 10/30/02 | David J. Wilding | San Diego |
| 03/14/03 | David Murray Alban | Yucaipa |
| 04/14/03 | David V. Garcia | Gilroy |
| 06/11/03 | Steve Kropf | San Diego |

IV

In acting as described in Paragraphs II and III, above, you, PHILLIP W. RANNEY, violated Section 10130 of the Code.

NOW, THEREFORE, YOU, PHILLIP W. RANNEY, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any activities for which a real estate license is required unless you comply with Section 10130 of the Code.

DATED: June 23, 2004

JOHN R. LIBERATOR
Acting Real Estate Commissioner


