

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Department of Real Estate
4 P.O. Box 187007
5 Sacramento, CA 95818-7007
6 Telephone: (916) 227-0789

FILED

FEB 4 2008

DEPARTMENT OF REAL ESTATE

By R. Henry

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12
13 To:) No. H-3770 SD
14 1ST AMERICAN MORTGAGE AND) ORDER TO
15 REALTY INC. and JAYDEE RAY) DESIST AND REFRAIN
16 SCHILLER)

17 The Real Estate Commissioner of the State of
18 California (hereinafter "Commissioner") has caused an
19 investigation to be made of your activities and based upon the
20 findings herein below set forth, is of the opinion that you, 1ST
21 AMERICAN MORTGAGE AND REALTY INC. and JAYDEE RAY SCHILLER, as a
22 real estate licensee, have violated Sections 10140.6, 10235,
23 10235.5, and 17539.4, of the California Business and Professions
24 Code (hereinafter "Code") and Sections 2848(2), 2848(5),
25 2848(6), 2848(9), and 2848(16) of Title 10, California Code of
26 Regulations (hereinafter the "Regulations") by knowingly
27 advertising or causing or permitting to be advertised statements

1 or representations with regard to rates, terms, or conditions
2 for making or negotiating loans which are not in compliance with
3 advertising statutes and are also false, misleading or
4 deceptive.

5 I

6 At all times mentioned, 1ST AMERICAN MORTGAGE AND
7 REALTY INC., was and is licensed by the Department as a real
8 estate broker corporation.

9 II

10 At all times herein mentioned, JAYDEE RAY SCHILLER,
11 was and are licensed by the Department as a real estate broker,
12 and as the designated officer for 1ST AMERICAN MORTGAGE AND
13 REALTY INC.

14 III

15 On or about April 2006, you caused to be placed in
16 Reader Magazine, advertisements which included statements or
17 representations with regard to rates, terms, or conditions for
18 making or negotiating loans which are not in compliance with
19 advertising statutes and are false, misleading or deceptive.

20 IV

21 On or about December 7, 2006, Sylvia I. Yrigollen, a
22 Senior Deputy Commissioner, Mortgage Loan Activities Section, at
23 the Department, wrote you a letter informing you of the facts
24 noted in Paragraph III above, an explanation of reasons why the
25 advertisements were not in compliance with advertising statutes
26 and are false, misleading or deceptive, and advising you to
27 discontinue using the offending advertising, immediately.

