

1 DEPARTMENT OF REAL ESTATE  
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**FILED**

NOV 03 2009

DEPARTMENT OF REAL ESTATE  
By *R. Frost*

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 \* \* \*

11 TO: )  
12 ) NO. H-4025 SD  
13 EXPEDIA REALTY CORP, a California )  
14 corporation, LASHA P. KORTAVA, ) ORDER TO DESIST AND  
15 DANIELLE KORTAVA, ) REFRAIN  
16 ALAN SCOTT BRAVENDER, ) (B&P Code Section 10086)  
17 HECTOR ORTEGA, and ASHLEIGH SCRUGGS )  
18 )

16 The Commissioner (hereinafter "Commissioner") of the California Department  
17 of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of  
18 EXPEDIA REALTY CORP, a California corporation, LASHA P. KORTAVA, DANIELLE  
19 KORTAVA, ALAN SCOTT BRAVENDER, HECTOR ORTEGA, and ASHLEIGH  
20 SCRUGGS. Based on that investigation, the Commissioner has determined that EXPEDIA  
21 REALTY CORP, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT  
22 BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS have engaged in, are  
23 engaging in, or are attempting to engage in, acts or practices constituting violations of the  
24 California Business and Professions Code (hereinafter "Code") and/or Title 10, California Code  
25 of Regulations (hereinafter "Regulations"), including engaging in the business of, acting in the  
26 capacity of, advertising, or assuming to act as, a real estate broker in the State of California  
27 within the meaning of Section 10131(d) (performing services for borrowers and lenders in

1 connection with loans secured by real property) of the Code. Based on the findings of that  
2 investigation, as set forth below, the Commissioner hereby issues the following Findings of  
3 Fact, Conclusions of Law, and Desist and Refrain Order under authority of Section 10086 of the  
4 Code.

5 FINDINGS OF FACT

6 1. At no time herein mentioned have LASHA P. KORTAVA, DANIELLE  
7 KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS been licensed by the  
8 Department in any capacity.

9 2. At all times herein mentioned, ALAN SCOTT BRAVENDER was licensed  
10 by the Department as a real estate salesperson and was so licensed in the employ of Sprinter  
11 Realty Group, Inc., a licensed corporate real estate broker, beginning on and after December 23,  
12 2008, and at all times herein mentioned, and is so currently licensed in the employ of Sprinter  
13 Realty Group, Inc. At no time has the Department licensed ALAN SCOTT BRAVENDER as a  
14 real estate broker.

15 3. At all times herein mentioned LASHA P. KORTAVA was an officer,  
16 director, and/or an owner or principal stockholder of EXPEDIA REALTY CORP.

17 4. From November 7, 2007, through August 17, 2008, EXPEDIA REALTY  
18 CORP was licensed by the Department as a corporate real estate broker under the broker officer  
19 license of Doris Onalee Hobbs, through whom it was licensed to act as a real estate broker  
20 pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the Regulations. At no  
21 time since August 18, 2008, has EXPEDIA REALTY CORP been licensed under a broker  
22 officer licensee pursuant to Sections 10159 and 10211 of the Code and Section 2740 of the  
23 Regulations.

24 5. Whenever reference is made in this Desist and Refrain Order to an act or  
25 omission of EXPEDIA REALTY CORP such reference shall be deemed to mean that the owners,  
26 officers, directors, employees, agents, and real estate licensees employed by or associated with  
27 said entities committed such act or omission while engaged in the furtherance of the business or

1 operations of said entities and while acting within the course and scope of their corporate  
2 authority and employment.

3           6. For an unknown period of time prior to February 23, 2009, until and  
4 including July 30, 2009, and at all times herein mentioned, EXPEDIA REALTY CORP,  
5 LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER, HECTOR  
6 ORTEGA, and ASHLEIGH SCRUGGS solicited borrowers and lenders and negotiated to do  
7 one or more of the following acts for another or others, for or in expectation of compensation,  
8 within the meaning of Section 10131(d) of the Code: negotiate one or more loans for borrowers  
9 and lenders in connection with loans secured or to be secured directly or collaterally by one or  
10 more liens on real property, or perform services for borrowers and/or lenders in connection with  
11 loans secured or to be secured directly or collaterally by one or more liens on real property.

12           7. For an unknown period of time beginning on or about February 23, 2009,  
13 until and including May 5, 2009, EXPEDIA REALTY CORP, ALAN SCOTT BRAVENDER,  
14 HECTOR ORTEGA and ASHLEIGH SCRUGGS, for or in expectation of compensation,  
15 solicited Lenora M. Humphrey-Baker and Jerry Wayne Baker as borrowers to negotiate the  
16 modification of, to obtain an extension of the maturity date of, to change the interest rate of,  
17 and/or to lower the monthly payments of a loan secured by the borrowers' real property  
18 commonly known as 13889 Rosemary Street in Hesperia, San Bernardino County, California,  
19 within the meaning of Section 10131(d) of the Code.

20           8. On or about February 23, 2009, EXPEDIA REALTY CORP, ALAN  
21 SCOTT BRAVENDER, and HECTOR ORTEGA, for or in expectation of compensation, within  
22 the meaning of Section 10131(d) of the Code, solicited Lenora M. Humphrey-Baker and Jerry  
23 Wayne Baker as borrowers for the purpose of negotiating the modification of, obtaining an  
24 extension of the maturity date of, changing the interest rate of, and/or of lowering the monthly  
25 payments of a loan secured by the borrowers' real property commonly known as 13889  
26 Rosemary Street in Hesperia, San Bernardino County, California; negotiated for, demanded and  
27 collected from said borrowers an advance fee of \$1,900.00, submitting to said borrowers a

1 written agreement for said advance fee without first obtaining approval of an advance fee  
2 agreement from the Commissioner in accordance with Sections 10085 and 10085.5 of the Code.

3 9. For an unknown period of time prior to February 23, 2009, until and  
4 including May 5, 2009, and at all times herein mentioned, EXPEDIA REALTY CORP  
5 employed, for or in expectation of compensation, within the meaning of Section 10131(d) of the  
6 Code, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT BRAVENDER,  
7 HECTOR ORTEGA, and ASHLEIGH SCRUGGS to perform the acts and conduct the activities  
8 described in Paragraphs 6, 7 and 8, above.

9 10. For an unknown period of time prior to February 23, 2009, until and  
10 including May 5, 2009, and at all times herein mentioned, ALAN SCOTT BRAVENDER  
11 solicited borrowers and lenders, negotiated loans, and/or performed services for borrowers  
12 and/or lenders in connection with loans secured or to be secured directly or collaterally by one  
13 or more liens on real property, which requires a real estate license under Section 10131(d) of the  
14 Code, during a period of time when ALAN SCOTT BRAVENDER was not licensed by the  
15 Department as a real estate broker and, while licensed as a real estate salesperson, did not so act  
16 while in the employ of his licensed real estate broker of record.

#### 17 CONCLUSIONS OF LAW

18 11. Based on the information contained in paragraphs 1 through 10, above,  
19 EXPEDIA REALTY CORP, a California corporation, LASHA P. KORTAVA, DANIELLE  
20 KORTAVA, HECTOR ORTEGA, and ASHLEIGH SCRUGGS solicited borrowers and  
21 lenders, negotiated loans, and performed services for those borrowers and/or those borrowers'  
22 lenders in connection with loans secured or to be secured directly or collaterally by one or more  
23 liens on real property, which requires a real estate license under Section 10131(d) of the Code,  
24 during a period of time when EXPEDIA REALTY CORP, a California corporation, did not  
25 have a broker officer licensee pursuant to Sections 10159 and 10211 of the Code and Section  
26 2740 of the Regulations, and when LASHA P. KORTAVA, DANIELLE KORTAVA,  
27 HECTOR ORTEGA, and ASHLEIGH SCRUGGS were not licensed by the Department in any

1 capacity and demanded and collected advance fees without first obtaining approval of an  
2 advance fee agreement from the Commissioner in accordance with Sections 10085 and 10085.5  
3 of the Code.

4 12. Based on the information contained in paragraphs 1 through 10, above,  
5 LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and ASHLEIGH  
6 SCRUGGS, violated Section 10130 of the Code without first obtaining a real estate broker  
7 license from the Department.

8 13. Based on the information contained in paragraphs 1 through 10, above,  
9 EXPEDIA REALTY CORP violated Section 10130 of the Code having engaged in acts  
10 requiring a real estate license without having a broker officer licensee pursuant to Sections  
11 10159 and 10211 of the Code and Section 2740 of the Regulations.

12 14. Based on the information contained in paragraphs 1 through 10, above,  
13 ALAN SCOTT BRAVENDER violated Sections 10130 and 10137 of the Code and violated  
14 Section 10085.5 of the Code.

15 15. Based on the information contained in paragraphs 1 through 10, above,  
16 HECTOR ORTEGA violated Sections 10130 of the Code and violated Section 10085.5 of the  
17 Code.

18 16. Based on the information contained in paragraphs 1 through 10, above,  
19 EXPEDIA REALTY CORP violated Section 10130 of the Code and violated Section 10085.5  
20 of the Code.

21 17. Based on the information contained in paragraphs 1 through 10, above,  
22 EXPEDIA REALTY CORP violated Section 10138 of the Code.

23 18. Based on the information contained in paragraphs 1 through 10, EXPEDIA  
24 REALTY CORP, LASHA P. KORTAVA, DANIELLE KORTAVA, ALAN SCOTT  
25 BRAVENDER, HECTOR ORTEGA, and ASHLEIGH SCRUGGS also violated Section 10139  
26 of the Code, which violation is a public offense punishable by a fine not exceeding twenty  
27 thousand dollars (\$20,000.00), or by imprisonment in the county jail for a term not to exceed six

1 months, or by both fine and imprisonment or, when violated by a corporation, punishable by a  
2 fine not exceeding sixty thousand dollars (\$60,000.00).

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4 \* \* \*

5  
6 DESIST AND REFRAIN ORDER

7 Based on the Findings of Fact and Conclusions of Law stated herein:

8 I

9 LASHA P. KORTAVA, DANIELLE KORTAVA, HECTOR ORTEGA, and  
10 ASHLEIGH SCRUGGS, doing business under your own names, or any other names, YOU ARE  
11 HEREBY ORDERED to:

12 1. Immediately desist and refrain from performing any acts within the State of  
13 California for which a real estate broker license is required unless and until you obtain a real  
14 estate broker license issued by the Department.

15 II

16 ALAN SCOTT BRAVENDER, doing business under your own name or any  
17 other names, YOU ARE HEREBY ORDERED to:

18 1. Immediately desist and refrain from performing any acts within the State of  
19 California for which a real estate broker license is required unless and until you obtain a broker  
20 license or unless and until you perform such acts as a licensed real estate salesperson while in  
21 the employ of and under the supervision of the licensed real estate broker under whom you are  
22 at the time licensed. In particular you are ordered to desist and refrain from:

23 (i) Soliciting borrowers or lenders and/or performing services for borrowers or  
24 lenders in connection with loans secured or to be secured directly or collaterally by one or more  
25 liens on real property, and,

26 (ii) From charging, demanding, or collecting advance fees unless and until you  
27 obtain a real estate broker license issued by the Department, and until you demonstrate and

1 provide evidence satisfactory to the Commissioner that you are in full compliance with all of the  
2 requirements of the Code and Chapter 6, Title 10, California Code of Regulations (hereinafter  
3 "Regulations") relating to charging, collecting, and accounting for advance fees.

4 2. Immediately desist and refrain from employing individuals to perform any  
5 acts within the State of California for which a real estate broker license is required, unless and  
6 until such individuals obtain a real estate broker license issued by the Department.

### 7 III

8 EXPEDIA REALTY CORP, doing business under your own name or any other  
9 names, YOU ARE HEREBY ORDERED to:

10 1. Immediately desist and refrain from performing any acts within the State of  
11 California for which a corporate real estate broker license is required unless and until you obtain  
12 a licensed designated broker officer pursuant to Sections 10159 and 10211 of the Code and  
13 Section 2740 of the Regulations and conduct such licensed activities under the supervision of  
14 such a licensed designated broker officer. In particular you are ordered to desist and refrain  
15 from:

16 (i) Soliciting borrowers or lenders and/or performing services for borrowers or  
17 lenders in connection with loans secured or to be secured directly or collaterally by one or more  
18 liens on real property, and,

19 (ii) From charging, demanding, or collecting advance fees unless and until you  
20 obtain a real estate broker license issued by the Department, and until you demonstrate and  
21 provide evidence satisfactory to the Commissioner that you are in full compliance with all of the  
22 requirements of the Code and Chapter 6, Title 10, California Code of Regulations (hereinafter  
23 "Regulations") relating to charging, collecting, and accounting for advance fees.

24 2. Immediately desist and refrain from employing individuals to perform any  
25 acts within the State of California for which a real estate broker license is required, unless and  
26 until such individuals obtain a real estate broker license issued by the Department.  
27

1                   3. Immediately desist and refrain from employing licensed real estate  
2 salespersons unless and until you notify the Commissioner of the Department of Real Estate in  
3 writing on the prescribed form within five days of such employment pursuant to Section 2752 of  
4 the Regulations and Section 10161.8 of the Code and unless and until you obtain a licensed  
5 designated broker officer pursuant to Sections 10159 and 10211 of the Code and Section 2740  
6 of the Regulations.

7 DATED: 11/2, 2009

8                   JEFF DAVI  
9                   Real Estate Commissioner

10  
11                   By   
12                   BARBARA BIGBY  
13                   Chief Deputy Commissioner

14                   -NOTICE-

15                   Business and Professions Code Section 10139 provides that "Any person acting  
16 as a real estate broker or real estate salesperson without a license or who advertises using words  
17 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
18 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
19 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
20 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
21 (\$60,000). . . ."

22 cc:   EXPEDIA REALTY CORP  
23       Agent for Service of Process  
24       LASHA P. KORTAVA  
25       3622 Indiana Street  
26       San Diego, CA 92103

27       EXPEDIA REALTY CORP  
      Agent for Service of Process  
      LASHA P. KORTAVA  
      9672 Via Excelencia  
      San Diego, CA 92126



1 EXPEDIA REALTY CORP  
2 Agent for Service of Process  
3 LASHA P. KORTAVA  
4 9591 Waples Street  
5 San Diego, CA 92121  
6  
7 LASHA P. KORTAVA  
8 9591 Waples Street  
9 San Diego, CA 92121  
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11 LASHA P. KORTAVA  
12 9672 Via Excelencia  
13 San Diego, CA 92126  
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17 San Diego, CA 92103  
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19 DANIELLE KORTAVA  
20 9672 Via Excelencia  
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22  
23 ALAN SCOTT BRAVENDER  
24 3186 Mira Mesa Avenue  
25 Oceanside, CA 92056  
26  
27 ALAN SCOTT BRAVENDER  
C/O SPRINTER REALTY GROUP, INC.  
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