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1 Bureau of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

**FILED**

MAR 16 2017

BUREAU OF REAL ESTATE

By *[Signature]*

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To:	)	No. H- 04891 SD
	)	
12 BRISA LEGAL, MKTG, ADV.	)	<u>ORDER TO DESIST</u>
13 INC. doing business as Brisa Legal	)	<u>AND REFRAIN</u>
and as Brisa Group; FELIPE	)	
14 BARRON; and ELAINE	)	(B&P Code Section 10086)
15 ROSEMARIA QUEZADA.	)	

16 The Commissioner ("Commissioner") of the Bureau of Real Estate for the State  
 17 of California ("Bureau") caused an investigation to be made of the activities of BRISA LEGAL,  
 18 MKTG, ADV. INC. doing business using the fictitious business names "Brisa Legal" and "Brisa  
 19 Group" ("BLMAI"), FELIPE BARRON ("BARRON"), and ELAINE ROSEMARIA  
 20 QUEZADA aka Elaine Quezada aka Elaine Rosemarie Quezada aka Rosemarie Quezada aka  
 21 Rosamaria Quezada (collectively "Respondents") and has determined that Respondents have  
 22 engaged in or are engaging in acts or practices constituting violations of the California Business  
 23 and Professions Code ("Code"). Those violations include engaging in the business of, acting in  
 24 the capacity of, advertising, or assuming to act, as a real estate broker in the State of California  
 25 within the meaning of Code Section 10131(d) (soliciting borrowers or lenders or negotiating  
 26 loans secured by real property) and Code Sections 10085.6 and 10131.2 (demanding and/or  
 27 collecting advance fees in connection with a loan or loan modification), without being licensed

1 by the Bureau as real estate brokers. Based on the findings of that investigation, as set forth  
2 below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain  
3 Order pursuant to Section 10086 of the Code.

4 Whenever acts referred to below are attributed to BLMAI, those acts are alleged  
5 to have been done by BLMAI, acting by and/or through one or more agents, associates, affiliates,  
6 and/or co-conspirators including, but not limited to, FELIPE BARRON, ELAINE ROSEMARIA  
7 QUEZADA, and any other persons unknown at this time.

#### 8 FINDINGS OF FACT

9 1. Respondent BARRON is presently licensed or has license rights under the  
10 Real Estate Law as a real estate salesperson. Respondent BARRON was originally licensed as  
11 a real estate salesperson by the Bureau on or about March 25, 2008, and that license will expire  
12 on March 24, 2020. At no time has BARRON been licensed by the Bureau as a real estate  
13 broker. BARRON is an officer and the sole corporate director of BLMAI.

14 2. At no time herein mentioned has BLMAI, ELAINE ROSEMARIA  
15 QUEZADA, , Brisa Group, or Brisa Legal been licensed by the Bureau in any capacity.

16 3. At the time set forth below, and continuing to the present, Respondents have  
17 engaged in the business of, acted in the capacity of, or advertised through others, a mortgage  
18 loan modification service and advance fee brokerage offering to perform mortgage loan  
19 modification services with respect to loans secured by liens on real property for compensation  
20 or in expectation of compensation and for fees collected in advance as well as at the conclusion  
21 of the transaction.

22 4. For an unknown period of time after the incorporation of BLMAI in May,  
23 2015, and continuing through the present, Respondents advertised loan modification services on  
24 the website URL address: <http://www.brisaservices.com> and operated out of the same main  
25 office address located at 4740 Green River Road, Suite 307 and Suite 316, Corona, California  
26 92880.


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1 ROSEMARIA QUEZADA aka Elaine Quezada aka Elaine Rosemarie Quezada aka Rosemarie  
2 Quezada aka Rosamaria Quezada, whether doing business under their own names, or any other  
3 names, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain  
4 from performing any acts within the State of California for which a real estate broker license is  
5 required. In particular, they are ORDERED TO DESIST AND REFRAIN from charging,  
6 demanding, claiming, collecting and/or receiving advance fees, as that term is defined in  
7 Section 10026 of the Code, for any real estate related services offered by any Respondent to  
8 others.

9 DATED: 3/13/17

11 WAYNE S. BELL  
12 Real Estate Commissioner

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14 \_\_\_\_\_  
15 By: DANIEL J. SANDRI  
Chief Deputy Commissioner

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

21 cc: Brisa Legal, Mktg, Adv. Inc.  
22 4740 Green River Road, Suite 307  
Corona, California 92880

23 Felipe Barron  
24 10651 Monte Vista Street  
Rancho Cucamonga, California 91701

25 Elaine Rosemaria Quezada  
26 4740 Green River Road, Suite 307  
27 Corona, California 92880