

FILED

AUG 21 2008

1 DEPARTMENT OF REAL ESTATE
P. O. Box 187007
2 Sacramento, CA 95818-7007
3 Telephone: (916) 227-0789
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DEPARTMENT OF REAL ESTATE

By R. Henry

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)	
)	NO. H-5054 SAC
12 SCHULTZ & SCHULTZ ENTERPRISES,)	
13 INC., STAN SCHULTZ and)	ORDER TO
14 DARCY ALLEN)	<u>DESIST AND REFRAIN</u>
)	

15

16 The Real Estate Commissioner of the State of California

17 (hereinafter "Commissioner") has caused an investigation to be

18 made of your activities, and based upon the findings herein below

19 set forth, is of the opinion that you, SCHULTZ & SCHULTZ

20 ENTERPRISES, INC. dba US Loss Mitigation Services, STAN SCHULTZ

21 and DARCY ALLEN have violated Section 10130 of the California

22 Business and Professions Code (hereinafter the "Code") by

23 engaging in the business of or acting as a real estate

24 salesperson or broker, within the meaning of Sections 10130 and

25 10131(d) of the Code without first having obtained a real estate

26 license from the California Department of Real Estate

27 (hereinafter the "Department").

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At no time herein mentioned were you, DARCY ALLEN, you, STAN SCHULTZ, or you, SCHULTZ & SCHULTZ ENTERPRISES, INC. licensed by the Department as a real estate broker or salesperson, as appropriate.

II

At all times herein mentioned you, DARCY ALLEN, were an agent of or in the employ of SCHULTZ & SCHULTZ ENTERPRISES, INC. and you, STAN SCHULTZ were the owner of SCHULTZ & SCHULTZ ENTERPRISES, INC. dba US Loss Mitigation Services, and you were compensated for performing acts pursuant to said employment in furtherance of the activities discussed in Paragraph III below.

III

During the period beginning in or about April 2008 and continuing, you, DARCY ALLEN, you, SCHULTZ & SCHULTZ ENTERPRISES, INC. and you, STAN SCHULTZ, among other things, solicited borrowers and/or performed services for borrowers in connection with loans secured directly or collaterally by liens on real property or on a business opportunity, for or in expectation of compensation.

IV

The acts you, SCHULTZ & SCHULTZ ENTERPRISES, INC., DARCY ALLEN and STAN SCHULTZ performed, for or in expectation of compensation, described in Paragraph III above are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(d) of the Code.

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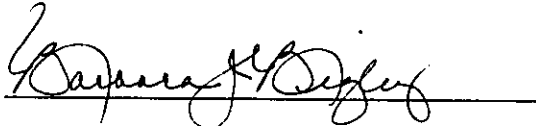
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You, SCHULTZ & SCHULTZ ENTERPRISES, INC., DARCY ALLEN and STAN SCHULTZ, violated Section 10130 of the Code by engaging in the activities described above in Paragraph III without first obtaining a real estate salesperson or broker license from the Department.

NOW THEREFORE, YOU, SCHULTZ & SCHULTZ ENTERPRISES, INC., DARCY ALLEN AND STAN SCHULTZ, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department.

DATED: 8/17, 2008

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner