

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

OCT 14 2008

DEPARTMENT OF REAL ESTATE

By *K. Contreras*

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

11 * * *

12 TO:)
13)
14 LEON FRANKLIN, doing business as)
15 WAYNE FINANCIAL,)
16 MYWAYNEFINANCIAL.COM, and/or)
CORPORATION FUNDING, INC.)

NO. H- 5081 SAC

ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

17 The Real Estate Commissioner ("Commissioner") of the State of California
18 Department of Real Estate ("Department") has caused an investigation to be made of your
19 activities including engaging in the business of, acting in the capacity of, advertising, or
20 assuming to act as a real estate broker in the State of California within the meaning of Section
21 10131(d) of the California Business & Professions Code (the "Code"). Based upon the findings
22 of that investigation, as set forth below, the Commissioner has determined, and is of the opinion
23 that LEON FRANKLIN ("FRANKLIN"), doing business as WAYNE FINANCIAL
24 ("WAYNE"), MYWAYNEFINANCIAL.COM ("MYWAYNEFINANCIAL"), and/or
25 CORPORATION FUNDING, INC., ("CORPORATION FUNDING") has acted in the capacity
26 of a real estate broker or salesperson without having first been licensed by the Department in
27 any capacity, in violation of Section 10130 of the Code.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

1

In approximately 2007 and 2008, FRANKLIN performed acts which require a real estate license pursuant to Section 10131(d) of the Code.

2

From approximately October 2007 through January 2008, FRANKLIN solicited and performed services for borrowers and/or lenders in connection with negotiating loans for the purchase of real property on behalf of WAYNE, MYWAYNEFINANCIAL, and/or CORPORATION FUNDING, including the solicitation of loans from prospective borrowers Chuck Sellers, Ray Hansen, and a Department investigator using the pseudonym "Dave" in the course of his investigation.

3

NOW, THEREFORE YOU, LEON FRANKLIN, AND YOU, WAYNE FINANCIAL, AND YOU, MYWAYNEFINANCIAL.COM, AND YOU, CORPORATION FUNDING, INC., ARE ORDERED TO DESIST AND REFRAIN from performing any acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license.

DATED: 9-10 , 2008

JEFF DAVI
Real Estate Commissioner



cc: LEON FRANKLIN, dba
WAYNE FINANCIAL
MYWAYNEFINANCIAL.COM
CORPORATION FUNDING, INC.
35166 Nightengale Street
Winchester, CA 92596

Atty DEK/kc 27