

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

4 Telephone: (916) 227-0789

FILED

JAN 14 2009

DEPARTMENT OF REAL ESTATE

By H. Contreras

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

11 * * *

12 TO:) NO. H- 5130 SAC
13)
14 HENRY LOPEZ) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

16 The Real Estate Commissioner of the State of California has caused an
17 investigation to be conducted and is of the opinion that you, HENRY LOPEZ, engaged in
18 activities which require a real estate salesperson license under the provision of Section 10131(d)
19 of the California Business and Professions Code (hereafter "the Code") and have violated
20 Sections 10130 and 10177(j) of the Code.

21 1.

22 At no time herein mentioned have you been licensed by the State of California
23 Department of Real Estate (hereinafter the "Department") as a real estate salesperson or as a real
24 estate broker.

25 2.

26 At all times herein mentioned, you engaged in the business of, acted in the
27 capacity of, advertised, or assumed to act as a real estate broker within the State of California,
within the meaning of Section 10131(d) of the Code, including, for compensation or in

1 expectation of compensation, solicited lenders and borrowers for loans secured directly or
2 collaterally by liens on real property, and arranged, negotiated, processed, and consummated
3 such loans.

4 3.

5 During the period from before, or about September 1, 2006 to the present, in the
6 course of the activities and conduct described in Paragraph 2, above, you solicited, arranged,
7 negotiated, processed and consummated at least the following two (2) mortgage loans:

- 8 (a) a \$50,000 loan between Mr. Spero Pappas (the lender) and Mr. and Mrs.
9 Emery Sandwell (herein the "Sandwell's") (the borrowers), which was
10 secured by the Sandwell's property located at 7907 Stanford Place,
11 Citrus Heights, CA 95610, wherein you fraudulently misrepresented
12 yourself as a real estate licensee and made a substantial misrepresentation
13 concerning the value of the securing property, constituting fraud and
14 dishonest dealing; and,
15 (b) a \$100,000 construction loan between Mr. Kuldip and Ms. Neena Goyle
16 (the lenders) and Mr. Henningan (the borrower), which was secured with
17 three parcels located at 3616 - 37th Street, Sacramento, CA, wherein you
18 fraudulently misrepresented yourself as a real estate broker and made several
19 other substantial misrepresentations concerning the loan, constituting fraud
20 and dishonest dealing.

21 4.

22 At no time mentioned herein were you licensed by the Department as a real estate
23 salesperson or as a real estate broker.

24 5.

25 In so acting as described in Paragraphs 1 through 3, above, you, HENRY LOPEZ,
26 violated Sections 10130 and 10177(j) of the Code.

27 ///

1 NOW, THEREFORE, YOU, HENRY LOPEZ, ARE HEREBY ORDERED TO
2 DESIST AND REFRAIN from performing any and all acts within the State of California for
3 which a real estate salesperson or real estate broker license is required, unless and until you
4 obtain a real estate salesperson or real estate broker license.

5
6 DATED: _____

1-7-09

8 JEFF DAVI
9 Real Estate Commissioner

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15 cc: HENRY LOPEZ
16 3531 Courtney Court
17 Roseville, CA 95747
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