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Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, CA 90012
(213) 620-4790

7 12 1989
Lana B. Crow

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

TO:)	NO. H-24564 LA
)	
HARTFORD FUNDING, INC.)	<u>ORDER TO DESIST</u>
WALT ZOZULA)	<u>AND REFRAIN</u>
RICK ATWOOD.)	
)	
)	
)	

The Department of Real Estate of the State of California (hereinafter "Department") has determined from the findings set forth below that you have violated Section 10130 of the Business and Professions Code of the State of California (hereinafter "Code").

I

At no time herein mentioned were you, HARTFORD FUNDING, INC., WALT ZOZULA and RICK ATWOOD licensed by the Department as a real estate broker or a real estate salesperson.

II

On or about April 9, 1989, you, RICK ATWOOD, on behalf of HARTFORD FUNDING INC., in expectation of compensation,

1 solicited and negotiated, a loan secured by real property located
2 at 1431 Fallen Leaf Avenue, Ventura, California, on behalf of
3 borrowers Mark S. and Nancy B. Ginchereau.

4
5 III

6 On or about November 7, 1990, you, WALT ZOZULA, on
7 behalf of HARTFORD FUNDING, INC., in expectation of compensation,
8 solicited and negotiated, a loan secured by real property located
9 at 1111 East Avenue J-1, Lancaster, California on behalf of
10 borrowers Stanley and Nelda Friedman.

11 IV

12 On or about November 7, 1990, you, WALT ZOZULA, on
13 behalf of HARTFORD FUNDING, INC., in expectation of compensation,
14 solicited and negotiated, a loan secured by real property located
15 at 157 Brisbane Street, Monrovia, California, on behalf of
16 borrowers Bartolo and Marylynn Marsala.

17 V

18 The activities described above are those of a real
19 estate broker as described in Section 10131(d) of the Code.

20 VI

21 You, and each of you, violated Section 10130 of the code
22 by engaging in the above-described conduct without first obtaining
23 a real estate license from the Department.

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NOW, THEREFORE, YOU, AND EACH OF YOU, ARE 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: April 5, 1991.



JOHN R. LIBERATOR
Chief Deputy Real Estate
Commissioner

JRP:JO 25 cc: Hartford Funding, Inc.
lbo 26 Walt Zozula
27 Rick Atwood
2772 Johnson Drive, Ste. 200
Ventura, CA 93004