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FILED
OCT 05 2000
DEPARTMENT OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

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TO:)
PATRICE WINN, individually)
and doing business as)
Nationwide Realty &)
Investment Group and)
Prime Title Escrow Company.)
_____)

NO. H-28805 LA
ORDER TO DESIST AND REFRAIN
(B & P Code § 10086)

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The Real Estate Commissioner of the State of California (hereinafter "Commissioner") has determined from the findings set forth below that you have violated Section 10130 of the Business and Professions Code (hereinafter "Code") by engaging in the business of a real estate broker within the State of California without a real estate broker license.

I

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

II

During a period of time from March 30, 1999, through September 30, 1999, for or in expectation of compensation, you

1 acted as a mortgage broker and sales broker for Diana Lynn Ligon
2 (hereinafter "Ligon"). Ligon gave you a deposit of \$6,750.00 to
3 open escrow for the purchase of residential property (property
4 owned by Michael and Judith Gradney that you misrepresented as
5 property owned by you). In connection with this transaction,
6 you represented to Ligon that you were a real estate broker who
7 could represent her in a sales transaction, that you could act
8 as her mortgage broker, and that you owned an escrow company
9 that could provide escrow services to Ligon. You acted as a
10 mortgage broker from May through July 1999 when you solicited
11 loans from Downey Savings and Loan Association; F.A. and First
12 Federal Savings on Ligon's behalf.

13 III

14 Your acts as described in Paragraph II, above, are
15 acts requiring a real estate broker license under the provision
16 of Business and Professions Code Sections 10131(a), (d).

17 IV

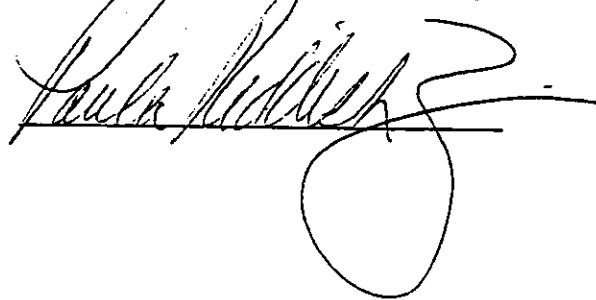
18 You violated Code Section 10130 by engaging in the
19 activities described in Paragraph II, above, without first
20 obtaining a real estate broker license from the Department.

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1 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
2 from performing any and all acts requiring a real estate
3 license in the State of California (individually and under any
4 fictitious business name) until you obtain the required license
5 from the Department.

6 DATED: October 2, 2000.

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8 PAULA REDDISH ZINNEMANN
Real Estate Commissioner

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23 cc: Patrice Winn
24 6249 Bristol Parkway
25 Culver City, CA 90230
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