

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

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FILED
NOV 22 2000
DEPARTMENT OF REAL ESTATE

By K. Steinhilb

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9 DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * * *

12 To:) No. H-28873 LA
13 WALL STREET FUNDING GROUP,)
14 and its designated officer) ORDER TO DESIST
15 JOHN C. JACKSON, and) AND REFRAIN
16 DONNETTA GUNDERSON)
17

18 The Real Estate Commissioner of the State of California
19 (hereinafter "Department") has determined from the findings set
20 forth below that you, DONNETTA GUNDERSON, have violated Section
21 10130 of the Business and Professions Code of the State of
22 California (hereinafter "Code"), and you, WALL STREET FUNDING
23 GROUP, and JOHN C. JACKSON have violated Section 10137 of said
24 Code.

25 I

26 That you, DONNETTA GUNDERSON, at no time herein
27 mentioned, were licensed by the Department as a real estate
broker or salesperson.

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II

On or about September 27, 1998, in expectation of compensation, you, DONNETTA GUNDERSON, for another or others, negotiated a loan on real property located at 750 Glencreek Drive, Tracy, California, on behalf of borrowers Todd W. and Lisa D. Kupec.

III

The act of negotiating a loan secured by real property requires a real estate license under Section 10131(d) of the Code.

IV

You, DONNETTA GUNDERSON, violated Section 10130 of the Code by engaging in the above-described conduct without first obtaining a real estate license from the Department.

V

You, WALL STREET FUNDING GROUP and JOHN C. JACKSON, while licensed as a real estate broker, and as designated officer, respectively, violated Section 10137 of the Code, by employing DONNETTA GUNDERSON to engage in the activities described above.

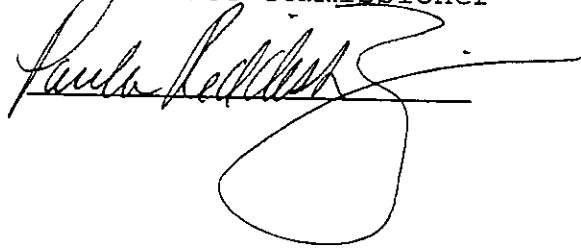
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NOW, THEREFORE, YOU, DONNETTA GUNDERSON, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department, and YOU, WALL STREET FUNDING GROUP and JOHN C. JACKSON, ARE ORDERED TO DESIST AND REFRAIN from employing real estate salespersons to engage in conduct requiring a license unless the salesperson is properly licensed by the Department.

DATED: November 15, 2000

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: Wall Street Funding Group
John C. Jackson
10737 Laurel Street, Ste. 220
Rancho Cucamonga, CA 91730

Donnetta Gunderson
32022 Via Pavo Real
Coto De Caza, CA 92679

JRP:LK:kw