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

(213) 576-6982

FILED
JAN - 3 2001
DEPARTMENT OF REAL ESTATE

K. Wedderholt

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

To:)	No. H-28918 LA
)	
FELIPE ABRAHAM LOPEZ,)	<u>ORDER TO DESIST</u>
aka Felipe Abraham,)	
individually and doing)	<u>AND REFRAIN</u>
business as Premier West)	
Properties)	

The Real Estate Commissioner of the State of California (hereinafter "Department") has determined from the findings set forth below that you, FELIPE ABRAHAM LOPEZ, aka Felipe Abraham, individually and doing business as Premier West Properties, 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, FELIPE ABRAHAM LOPEZ licensed by the Department as a real estate broker or as a real estate salesperson.

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II

In or around September 1998, in expectation of compensation, you, for another or others, solicited Irene Ochoa to purchase real property located at 410 Granite St., Lake Elsinore, California.

III

The act of soliciting a buyer requires a real estate license under Section 10131(a) of the Code.

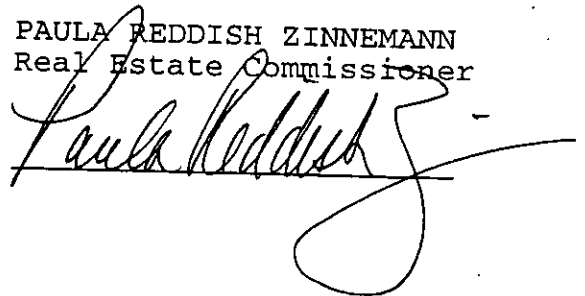
IV

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

NOW, THEREFORE, YOU, FELIPE ABRAHAM LOPEZ, INDIVIDUALLY AND DOING BUSINESS AS PREMIER WEST PROPERTIES, 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: December 18, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: Felipe Abraham Lopez
5 Corte Raffini
Lake Elsinore, CA 92532

JRP:MLB:kw