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1 Department of Real Estate  
320 West Fourth Street, Suite 350  
2 Los Angeles, CA 90013-1105  
Telephone: (213) 576-6982 or  
3 Direct: (213) 576-6910

**FILED**  
NOV 17 2003  
DEPARTMENT OF REAL ESTATE

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) No. H- 30471 LA  
12 JOSEPH D. WALTON. ) ORDER TO DESIST  
13 ) AND REFRAIN

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

20 I

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

24 II

25 During a period of time from approximately 2000 to  
26 present, for or in expectation of compensation, you engaged in  
27 the business of, acted in the capacity of, advertised or assumed

1 to act as a real estate broker in the State of California, within  
2 the meaning of Code Section 10131(d), including the operation of  
3 a mortgage broker with the public wherein borrowers were  
4 solicited for loans secured by interest in real property, wherein  
5 such loans were arranged, negotiated, processed, and consummated  
6 on behalf of others for compensation or in expectation of  
7 compensation. These activities included, but were not limited  
8 to, negotiating and soliciting loans for Denise Fambo-Demarteau.

9 III

10 Your acts as described in Paragraph II above, are acts  
11 requiring a real estate broker license under the provisions of  
12 Code Section 10131(d).

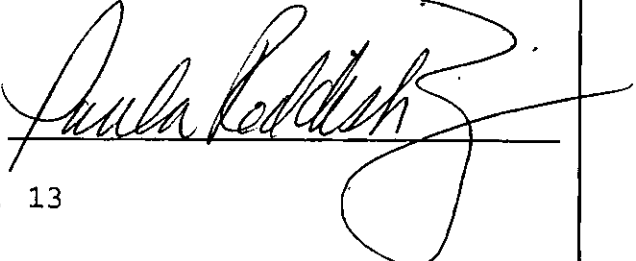
13 IV

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

17 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
18 from performing any and all acts requiring a real estate license  
19 in the State of California, until you obtain the required real  
20 estate license from the Department.

21 DATED: November 12, 2003.

22 PAULA REDDISH ZINNEMANN  
23 Real Estate Commissioner

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25

26 cc: Joseph D. Walton  
27 1311 East Palmdale Blvd., Ste. 13  
Palmdale, CA 93590