

● TO

Sacto Day

ROOMSTA. NO.

● FROM

LA Legal

● REPRESENTING

DATE 11/10/04	TIME	<input type="checkbox"/> PHONE	<input type="checkbox"/> CALNET	<input type="checkbox"/> E-MAIL/PROFS
<input type="checkbox"/> TELEPHONED	<input type="checkbox"/> PLEASE CALL/E-MAIL	<input type="checkbox"/> WAS IN		
<input type="checkbox"/> RETURNED CALL	<input type="checkbox"/> WILL CALL AGAIN	<input type="checkbox"/> WANTS TO SEE YOU		
<input type="checkbox"/> INFORMATION	<input type="checkbox"/> NOTE AND RE-ROUTE	REPLY		
<input type="checkbox"/> COMMENT	<input type="checkbox"/> NOTE AND RETURN	<input type="checkbox"/> MY SIGNATURE		
<input type="checkbox"/> INVESTIGATE	<input type="checkbox"/> NOTE AND FILE	<input type="checkbox"/> COPY ME		
<input type="checkbox"/> CONTACT ME	<input type="checkbox"/> FOR SIGNATURE	<input type="checkbox"/> FORWARDED PER REQUEST		

● MESSAGE/REMARKS

Copy of corrected
DTR.

● BY

[Signature]

MESSAGE TRANSMITTAL
STD. 7 (REV. 5-96)

STATE OF CALIFORNIA

96 37676

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013
4 (213) 576-6982
5 (213) 576-6914

FILED
FEB 5 2004
DEPARTMENT OF REAL ESTATE

By Laura B. Stone

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-30703 LA
12)
13 OSCAR BELLOSILLO.) ORDER TO DESIST
14) AND REFRAIN

15 The Real Estate Commissioner of the State of California
16 has caused an investigation to be conducted of your activities as
17 described herein, and based upon the findings of that
18 investigation, is of the opinion that you have violated Section
19 10130 of the Business and Professions Code ("Code") by engaging
20 in the business of a real estate broker within the State of
21 California without a real estate broker license.

22 1.

23 At no time mentioned were you, OSCAR BELLOSILLO, licensed
24 by the Department of Real Estate of the State of California
25 ("Department") as a real estate broker.

26 //
27 //

2.

1
2 During a period of time from on or about July 31, 2000
3 through on or about February 14, 2001, for or in expectation of
4 compensation, you engaged in the activities described below.

3.

5
6 Beginning on or before July 31, 2000 and continuing
7 through on or after February 14, 2001, you represented that you
8 were licensed to sell real estate. You offered to represent
9 another individual in the purchase of real property, and accepted
10 funds as downpayment. Specifically, you represented to Maria and
11 Juan Venturina that you were a real estate agent and would
12 represent them in locating and purchasing residential real
13 property and in obtaining financing to do so.

4.

14
15 On or about July 31, 2000, you prepared and provided
16 Juan Venturina with a letter on "United Capital Funding,"
17 letterhead indicating that he was pre-approved for a residential
18 real estate loan to purchase a home with a sales price of
19 \$220,000.00. You signed the letter as "Sr. Account Executive."
20 At that time, as you well knew, you were not employed by United
21 Capital Funding and were not licensed by the Department of Real
22 Estate in any capacity.

5.

23
24 On or about October 12, 2000, you prepared and provided
25 Juan Venturina with a letter on "Integra Mortgage" letterhead
26 indicating that he was pre-approved for a residential real estate
27

1 loan to purchase a home with a sales price of \$163,280.00. You
2 signed the letter as "Sr. Account Executive." At that time, as
3 you well knew, you were not employed by Integra Mortgage and were
4 not licensed by the Department of Real Estate.

5 6.

6 From time to time between July 31, 2000 and February
7 14, 2001, you solicited funds from the Venturinas, purportedly
8 for credit reports, downpayment deposit, and other fees related
9 to the purchase of real property. Specifically, you solicited
10 from the Venturinas the following checks, written on their
11 Homesavings Account, made payable to you, which were cashed:

- 12 a. 8/19/00: Check No. 1175, \$ 350.00, "Appraisal";
13 b. 8/19/00: Check No. 1177, \$2,000.00, "Deposit for Home";
14 c. 8/26/00: Check No. 1195, \$1,000.00, "House Deposit";
15 d. 9/2/00: Check No. 1193, \$1,000.00;
16 e. 9/1/00: Check No. 1203, \$ 200.00;
17 f. 9/14/00: Check No. 1201, \$1,500.00.

18 Total: \$6,050.00

19 Said funds have not been returned to the Venturinas.

20 7.

21 Your conduct and acts, as described in Paragraphs 2
22 through 6 above are acts requiring a real estate broker license
23 under the provisions of as set forth in Sections 10131(a) and (d)
24 of the Code.
25

26 //

8.

1
2 You violated Section 10130 of the Code by advertising
3 and acting in the capacity of a broker without first obtaining a
4 real estate broker license from the Department.

5 NOW, THEREFORE, YOU, OSCAR BELLOSILLO, ARE ORDERED TO
6 DESIST AND REFRAIN from performing any and all acts requiring a
7 real estate license in California unless and until such time as
8 you obtain the required license from the Department.

9
10 DATED: January 30, 2004.

11 JOHN R. LIBERATOR
12 Acting Real Estate Commissioner

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22 cc: OSCAR BELLOSILLO
23 19741 Arminta Street
24 Winnetka, California 91306
25
26
27

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2 320 West Fourth Street, #350
3 Los Angeles, California 90013

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FEB 5 2004
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By Laura B. Crane

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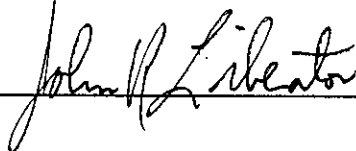
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