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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
JUN 10 2004
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 TO:) No. H-30974 LA
12)
12 JAMES MATTHEW OSBORN, aka) ORDER TO DESIST
James Osborn; Jimmy Osborn) AND REFRAIN
13 and James Osborne.)
14)

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

21 I

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

25 II

26 During a period of time from October 2002 through the
27

1 present, for or in expectation of compensation, you engaged in
2 the business of, acted in the capacity of, advertised or assumed
3 to act as a real estate broker in the State of California,
4 including the operation of a mortgage broker with the public
5 wherein borrowers were solicited for loans secured by interest in
6 real property, wherein such loans were arranged, negotiated,
7 processed, and consummated on behalf of others for compensation
8 or in expectation of compensation. These activities included,
9 but were not limited to, negotiating and soliciting loans for
10 Delores Moreno and Hella Barbara Rank.

11 III

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

15 IV

16 You violated Code Section 10130 by engaging in the
17 activities described in Paragraph II, above, without first
18 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 license
3 in the State of California, until you obtain the required license
4 from the Department.
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6 DATED:

June 3, 2004.

7 JOHN R. LIBERATOR
8 Acting Real Estate Commissioner
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10 *John R. Liberator*
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24 cc: James Matthew Osborn
25 19562 Arezzo Street
26 Trabuco Canyon, CA 92679
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