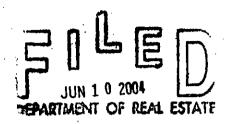
Department of Real Estate 320 West Fourth Street, Suite 350 Los Angeles, CA 90013-1105 Telephone: (213) 576-6982 or Direct: (213) 576-6910





## BEFORE THE DEPARTMENT OF REAL ESTATE

## STATE OF CALIFORNIA

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JAMES MATTHEW OSBORN, aka James Osborn; Jimmy Osborn and James Osborne. No. H-30974 LA

ORDER TO DESIST AND REFRAIN

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

Ι

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

II

During a period of time from October 2002 through the

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

III

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

IV

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

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

DATED: <u>June 3, 2004</u>.

JOHN R. LIBERATOR Acting Real Estate Commissioner

John Rhiberator

cc: James Matthew Osborn 19562 Arezzo Street Trabuco Canyon, CA 92679