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FILED
MAY - 9 2007

DEPARTMENT OF REAL ESTATE

Handwritten: K. Wiederholt

Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

TO:)	No. H-33963 LA
)	
LILIANA P. ALVARADO dba)	<u>ORDER TO DESIST</u>
Portillo Realty and)	
Magnet Realty)	<u>AND REFRAIN</u>
)	
)	
)	
)	

The Real Estate Commissioner of the State of California (Commissioner) has caused an investigation to be conducted of your activities, as described herein, and based upon the findings of that investigation, is of the opinion that you, LILIANA P. ALVARADO aka Liliana Margarita Alvarado dba Portillo Realty and Magnet Realty, have violated Section 17006(a)(4) of the California Financial Code (Code).

1.

At all times mentioned, you, LILIANA P. ALVARADO ("ALVARADO"), were licensed or had license rights issued by the Department of Real Estate ("Department") as a real estate broker.

1 On August 21, 1989, you, ALVARADO were originally licensed as a
2 real estate salesperson. On July 27, 1993, you, ALVARADO, were
3 originally licensed as a real estate broker.

4 2.

5 At all times mentioned, in the City of Downey, County
6 of Los Angeles, you, ALVARADO acted as real estate broker and
7 conducted licensed activities within the meaning of:

8 A. Code Section 10131(a). You operated a residential
9 resale brokerage dba Portillo Realty and Magnet Realty; and you

10 B. Conducted broker-controlled escrows through his
11 escrow division, under the exemption set forth in California
12 Financial Code Section 17006(a)(4) for real estate brokers
13 performing escrows incidental to a real estate transaction where
14 the broker is a party and where the broker is performing acts for
15 which a real estate license is required.
16

17 AUDIT

18 3.

19 On December 29, 2006, the Department completed an audit
20 examination of the books and records of you, ALVARADO, pertaining
21 to the residential resales and broker-controlled escrow
22 activities described in Paragraph 2, that require a real estate
23 license. The audit examination covered a period of time
24 beginning on July 31, 2005 through August 1, 2006. The audit
25 examination revealed violations of the Code and the Regulations
26 as set forth below, and more fully discussed in Audit Report LA
27

060013 and LA 060091 and the exhibits and workpapers attached to
said audit report.

4.

You, ALVARADO, conducted a third party sales escrow for
the below said borrowers wherein you were not performing acts in
the course of or incidental to a real estate transaction, in
which you were an agent or party to the transaction and in which
you were performing acts for which a real estate license is
required:

<u>Borrower</u>	<u>Date</u>	<u>Escrow Number</u>
Ernest Echevirria	05-15-06	3887-LA
Francisco Rodriguez	09-22-05	3872 LA
Maria De Lourdes Lara	06-05-06	3884 LA
Luis/Socorro Aguirre	06-15-06	3886 LA

5.

Your conduct, ALVARADO, as described in Paragraph 4, is
in violation of California Financial Code Section 17006(a)(4).

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1 NOW, THEREFORE, YOU, LILIANA P. ALVARADO aka Liliana
2 Margarita Alvarado dba Portillo Realty and Magnet Realty,, ARE
3 ORDERED TO DESIST AND REFRAIN from performing any and all acts
4 requiring a real estate license in California unless and until
5 you are in compliance with California Financial Code Section
6 17006(a)(4).

7
8 DATED 5-2, 2007.

9
10 JEFF DAVI
11 Real Estate Commissioner
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25 cc: Liliana P. Alvarado
26 aka Liliana Margarita Alvarado
27 4170 Tweety Blvd.
Downey, Ca 90280