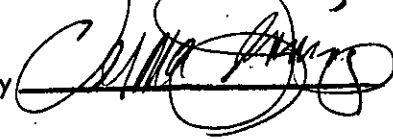


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FILED
DEC 23 2008

DEPARTMENT OF REAL ESTATE

By 

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Order to)
Desist and Refrain to)
JOSEPH J. RANGEL)

No. H-35344 LA
L-2008100900

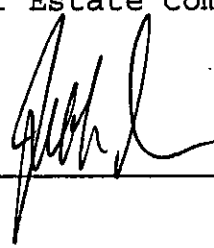
ORDER VACATING DESIST AND REFRAIN ORDER

The Order to Desist and Refrain filed against
JOSEPH J. RANGEL is hereby vacated.

This Order is effective immediately.

IT IS SO ORDERED this 12-15-08

JEFF DAVI
Real Estate Commissioner



5/20/08
Page

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, CA 90013-1105
5 Telephone: (213) 576-6982
6 -or- (213) 576-6913 (Direct)

FILED
OCT 31 2008
DEPARTMENT OF REAL ESTATE
[Signature]

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)	NO. H-35344 LA
)	L-2008100900
)	
12 JOSEPH J. RANGEL)	<u>NOTICE OF HEARING</u>
)	<u>ON ORDER TO</u>
)	<u>DESIST AND REFRAIN</u>
)	
15)	

16 On September 10, 2008, the Real Estate Commissioner of
17 the State of California issued his Order directing the above-
18 named party to desist and refrain from certain alleged
19 activities.

20 Jozef G. Magyar of the Law Offices of Herman Thordsen,
21 made written request, received by facsimile in the Department of
22 Real Estate, Los Angeles Office, on October 22, 2008, for
23 hearing pursuant to Section 10086 of the Business and
24 Professions Code of the State of California.

25 ///
26 ///
27 ///

1 YOU ARE HEREBY NOTIFIED that a hearing on the Order to
2 Desist and Refrain will be held before the Department of Real
3 Estate at **Office of Administrative Hearings, 320 West Fourth**
4 **Street, Suite 630, Los Angeles, California, on November 17,**
5 **2008, at the hour of 9:00 a.m., or as soon thereafter as the**
6 matter can be heard, upon the matters contained in the Order to
7 Desist and Refrain filed September 26, 2008.

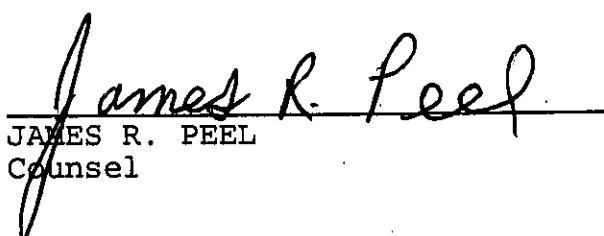
8 You may be present at the hearing and may be
9 represented by counsel, but you are neither required to be
10 present at the hearing, nor are you required to be represented
11 by counsel.

12 You may present any relevant evidence and will be
13 given full opportunity to cross-examine all witnesses testifying
14 against you. You are entitled to the issuance of subpoenas to
15 compel the attendance of witnesses and the production of books,
16 documents or other things by applying to the Department of Real
17 Estate.

18 DATED: October 31, 2008.

19 JEFF DAVI
20 Real Estate Commissioner

21
22 By:


23 JAMES R. PEEL
24 Counsel

25 cc: Joseph J. Rangel
26 Jozef G. Magyar, Esq.
27 Sacto.
OAH

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED
SEP 26 2008
DEPARTMENT OF REAL ESTATE

[Handwritten signature]

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-35344 LA
)	
)	<u>ORDER TO DESIST</u>
12 JOSEPH J. RANGEL)	<u>AND REFRAIN</u>
)	
)	
)	
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15

16 The Real Estate Commissioner of the State of California

17 has caused an investigation to be made of your activities as a

18 real estate broker, and based on the findings of that

19 investigation is of the opinion that you, JOSEPH J. RANGEL, have

20 violated Sections 10145(a), 10236.4(b), 10240, and 10241 of the

21 Business and Professions Code (hereinafter Code), as well as

22 Regulations 2831, 2831.1, and 2832 (all references herein to

23 Regulations refer to the California Code of Regulations, Title

24 10, Chapter 6).

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I

At all times herein mentioned, you, JOSEPH J. RANGEL, were licensed by the Department of Real Estate of the State of California (hereinafter Department) as a real estate broker.

II

At all times herein mentioned, you, on behalf of others in expectation of compensation engaged in the business, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California within the meaning of Section 10131(d) of the Code, including soliciting borrowers and lenders and negotiating loans on real property.

III

During 2004 through 2007, in connection with the aforesaid brokerage activities, you, accepted or received trust funds from borrowers and lenders and thereafter made disbursements of such funds.

IV

In connection with your activities as a real estate broker, as described above, you, acted in violation of the Real Estate Law as follows:

(1) Violated Section 10145(a) of the Code and Regulation 2832 by not depositing appraisal fees and credit report fees into a broker trust account.

(2) Violated Regulation 2831 by not maintaining a control record for appraisal fees and credit report fees.

///
///

1 (3) Violated Regulation 2831.1 by failing to maintain
2 separate records for each beneficiary or transaction.

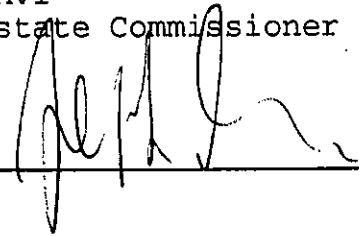
3 (4) Violated Section 10236.4(b) of the Code by not
4 disclosing your broker license number in each Mortgage Loan
5 Disclosure Statement.

6 (5) Violated Sections 10240 and 10241 of the Code by
7 not disclosing in the Mortgage Loan Disclosure Statements any
8 yield spread premium rebate you may have received from the
9 lender.

10 NOW, THEREFORE, YOU, JOSEPH J. RANGEL, ARE ORDERED TO
11 DESIST AND REFRAIN from performing any and all activities for
12 which a real estate broker license is required until you comply
13 with all provisions of the Real Estate Law as discussed in this
14 Order.

15 DATED: 9-10, 2008.

16
17 JEFF DAVI
18 Real Estate Commissioner

19 
20
21
22
23

24 cc: Joseph J. Rangel
25 15615 Alton Parkway Suite 450
26 Irvine, California 92618

27 JRP:CP