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

Telephone: (213) 576-6982

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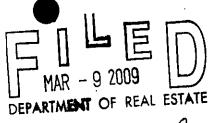
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By Jame B. Orase

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * To:

HOMEOWNER'S ASSISTANCE SERVICES LLC, DAN THANH NGUYEN,

MARIBEL MEJIVAR, and MIGUEL ROJANO

ORDER TO DESIST

NO. H-35758 LA

AND REFRAIN

The Real Estate Commissioner of the State of
California ("Commissioner") has caused an investigation to be
made of your activities requiring a real estate license and,
based on the findings of that investigation, as set forth
below, is of the opinion that you, HOMEOWNER'S ASSISTANCE
SERVICES LLC, you, DAN THANH NGUYEN, you, MARIBEL MEJIVAR, and
you, MIGUEL ROJANO, have violated Sections 10130 and 10085 of
the Business and Professions Code ("Code"), and Regulation
2970, Title 10, California Code of Regulations ("Regulations").

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You, HOMEOWNER'S ASSISTANCE SERVICES LLC, are not now

broker.

of the State of California ("Department") as a real estate

and have never been licensed by the Department of Real Estate

2.

You, MARIBEL MEJIVAR, are not now and have never been licensed by the Department as a real estate broker.

3.

You, MIGUEL ROJANO, are not now and have never been licensed by the Department as a real estate broker.

4.

You, DAN THANH NGUYEN, are licensed by the Department as a real estate broker. At all times relevant herein, you were and are also doing business as the principal of HOMEOWNER'S ASSISTANCE SERVICES LLC, an unlicensed business entity.

5.

During a period of time from approximately July 2, 2008 and continuing to the present time, you, HOMEOWNER'S ASSISTANCE SERVICES LLC, you, MARIBEL MEJIVAR, you, MIGUEL ROJANO, and you, DAN THANH NGUYEN, engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning

of Code Sections 10131(d) and 10131.2, for or in expectation of compensation. Your activities included the operation of or conduct of a real property sales business with the public wherein you engaged in the negotiation and solicitation of borrowers and lenders for loans secured by residential real property. Said activities included representing borrowers in negotiating and modifying terms and obtaining loans secured by real property, and claiming, demanding, charging, receiving, collecting or contracting for an advance fee in connection therewith.

6.

Your acts as described in Paragraph 5, above, are acts requiring a real estate broker license under the provisions of Code Sections 10131(d) and 10131.2.

7.

You, HOMEOWNER'S ASSISTANCE SERVICES LLC, you,
MARIBEL MEJIVAR, and you, MIGUEL ROJANO, violated Code Section
10130 by engaging in the activities described in Paragraphs 5
and 6, above, without first obtaining a real estate broker
license from the Department.

8.

At all times mentioned herein, in the State of California, you, DAN THANH NGUYEN, engaged in the business of claiming, demanding, charging and receiving, collecting or

contracting for the collection of advance fees within the meaning of Code Sections 10026 and 10131.2, including but not limited to advance fees collected from borrowers for loan modification services relating to loans secured by real property.

9.

Said advance fees were collected pursuant to written agreements which constituted advance fee agreements within the meaning of Code Section 10085.

10.

You, DAN THANH NGUYEN, failed to submit the agreements referred to in Paragraph 9 to the Commissioner ten days before use, in violation of Code Section 10085 and Regulation 2970.

NOW, THEREFORE, YOU, HOMEOWNER'S ASSISTANCE SERVICES LLC, YOU, MARIBEL MEJIVAR, and YOU, MIGUEL ROJANO, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, within the meaning of Code Section 10131, unless and until you obtain a real estate broker license or a real estate salesperson license and are employed by a real estate broker.

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NOW, THEREFORE, YOU, DAN THANH NGUYEN, ARE ORDERED TO DESIST AND REFRAIN from collecting advance fees within the meaning of Code Section 10026 unless and until you are in compliance with Code Section 10185 and Regulation 2970. DATED: JEFF DAVI Real Estate Commissioner HOMEOWNER'S ASSISTANCE SERVICES LLC CC: 2160 S. Durfee Ave. El Monte, CA 91733 157 N. Glendora Ave., Ste. 202 Glendora, CA 91741 157 N. Glendora Ave., Ste. 219 Glendora, CA 91741 MARIBEL MEJIVAR 2160 S. Durfee Ave. El Monte, CA 91733

157 N. Glendora Ave., Ste. 202

Glendora, CA 91741

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MIGUEL ROJANO
2160 S. Durfee Ave.
El Monte, CA 91733

157 N. Glendora Ave., Ste. 202
Glendora, CA 91741

DAN THANH NGUYEN

DAN THANH NGUYEN 2160 S. Durfee Ave. El Monte, CA 91733

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