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	8	DEPARTMENT OF REAL ESTATE	
,	9	STATE OF CALIFORNIA	
	10	* * * * *	
	11	To:) No. H-35907 LA	
	12	WORLDWIDE BROKERS, INC.,	
	13	and <u>GUADALUPE ALVIDREZ</u>) as designated officer of	
	14	said corporation,	
	15	· · · · · · · · · · · · · · · · · · ·	
	16	ORDER VACATING ORDER TO DESIST AND REFRAIN	
	17	On April 27, 2009, the Real Estate Commissioner issued	
	18	to GUADALUPE ALVIDREZ an Order to Desist and Refrain from	
	19	performing any and all acts for which a real estate broker	
	20	license is required as the designated officer of a corporation,	
	21	unless and until GUADALUPE ALVIDREZ is in compliance with Section	
	22	10159.2 of the Business and Professions Code.	
	23	Good cause has been shown why the said Desist and	
	24	Refrain Order should be wacated.	
	25	NOW, THEREFORE, IT IS ORDERED that the Order to Desist	
	26	and Refrain issued to Respondent GUADALUPE ALVIDREZ be vacated.	
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1	This Order shall be effective immediately.
2	DATED: <u>7-31-09</u> .
3	JEFF DAVI Real Estate Commissioner
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7	BY: Barbara J. Bigby Chlef Deputy Commissioner
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stray	
1	Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013
3	(213) 576-6982
. 4	12137 370-0302
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8	DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * * *
, . 11	TO:) NO. H-35907 LA
12) <u>ORDER TO DESIST</u> WORLDWIDE BROKERS, INC.,)
13	and GUADALUPE ALVIDREZ) <u>AND REFRAIN</u>
14	as designated officer of) said corporation.
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 WORLDWIDE BROKERS, INC. has
20	violated Section 10146 of the Business and Professions Code
21	(hereinafter Code), as well as Code Section 10085 and Regulation
22.	2970 (all references herein to Regulations refer to the
23	California Code of Regulations, Title 10, Chapter 6). In
: 24	addition, you, GUADALUPE ALVIDREZ, have violated Code Section
25	10159.2.
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1 Ι At all times herein mentioned, you, WORLDWIDE BROKERS, 2 INC., were and now are licensed by the Department of Real Estate 3 4 of the State of California (hereinafter Department) as a corporate real estate broker with GUADALUPE ALVIDREZ as the 5 6 designated officer and broker responsible, pursuant to the provisions of Code Section 10159.2, for supervising the 7 activities requiring a real estate license conducted on behalf of 8 9 WORLDWIDE BROKERS, INC. by its officers, agents and employees. 10 ΤT As the designated officer and broker, you, GUADALUPE 11 ALVIDREZ, are and at all times material herein were responsible 12 for the supervision and control of the activities of officers and 13 employees of the corporation for which a license is required 14 pursuant to Code Section 10159.2. 15 16 III At all times herein mentioned, you, WORLDWIDE BROKERS, 17 INC., on behalf of others in expectation of compensation, engaged 18 in the business, acted in the capacity of, advertised or assumed 19 to act as a real estate broker in the State of California within 20 the meaning of Section 10131(d) and (e) of the Code, including 21 soliciting borrowers and lenders and negotiating loans for real 22 23 property. 24 111 25 111 . 26 111 27 2

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

(1) Violated Section 10146 of the Code by collecting
advance fees from the public and failing to deposit the fees into
a real estate broker trust account.

8 (2) Violated Code Section 10085 and Regulation 2970 by 9 failing to submit to the Commissioner not less than ten calendar 10 days before publication or other use, all materials to be used in 11 advertising, promoting, soliciting and negotiating an agreement 12 calling for the payment of an advance fee including the form of 13 advance fee agreement proposed for use.

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Your conduct, acts and/or omissions GUADALUPE ALVIDREZ,
as described above, constitute failure on your part as the
officer designated by a corporate broker licensee to exercise the
supervision and control over the licensed activities of WORLDWIDE
BROKERS, INC., as required by Code Section 10159.2.

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NOW, THEREFORE, YOU, WORLDWIDE BROKERS, INC., and
 GUADALUPE ALVIDREZ, ARE ORDERED TO DESIST AND REFRAIN from
 performing any and all activities for which a real estate broker
 license is required until you comply with all provisions of the
 Real Estate Law as discussed in this Order.

AND FURTHER, YOU, GUADALUPE ALVIDREZ, ARE ORDERED TO
DESIST AND REFRAIN from performing any of the acts for which a
real estate license is required as the designated officer of a
corporation, unless and until you are in compliance with Section
10159.2 of the Code.

UJ, 21, 2009. DATED:

JEFF DAVI Real Estate Commissioner

cc: Worldwide Brokers, Inc. Guadalupe Alvidrez 3541 Van Wig Ave. Baldwin Park, California 91706

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