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1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105
4 Telephone: (213) 576-6982

FILED
JAN 12 2010
DEPARTMENT OF REAL ESTATE

By C-1

8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

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12 To:) NO. H-36413 LA
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JOE NIETO.)
ORDER TO DESIST
AND REFRAIN
(B&P Code §10086)

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

22 I

23 At no time herein mentioned, have you been licensed
24 by the Department of Real Estate of the State of California
25 (hereinafter "Department") as a real estate broker or
26 salesperson.
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1 II

2 During a period of time from the last three years to
3 the present, you engaged in the business of, acted in the
4 capacity of, advertised or assumed to act as a real estate
5 broker in the State of California, for another or others,
6 including but not necessarily limited to Maria Del Rocio
7 Shirley, within the meaning of Code Section 10131 for or in
8 expectation of compensation. Your activities included, but
9 were not necessarily limited to, soliciting borrowers or
10 negotiating loans or performing services for borrowers in
11 connection with loans secured by liens on real property.

12 III

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

16 IV

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

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1 NOW, THEREFORE, YOU, JOE NIETO, ARE ORDERED TO DESIST
2 AND REFRAIN from performing any and all acts requiring a real
3 estate license in the State of California (individually and
4 under any fictitious business name) until you obtain the
5 required license from the Department.

6 DATED: _____

7
8 JEFF DAVIS
Real Estate Commissioner
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12 Notice: Business and Professions Code Section 10139 provides
13 that "Any person acting as a real estate broker or real estate
14 salesperson without a license or who advertises using words
15 indicating that he or she is a real estate broker without being
16 so licensed shall be guilty of a public offense punishable by a
17 fine not exceeding twenty thousand dollars (\$20,000), or by
18 imprisonment in the county jail for a term not to exceed six
19 months, or by both fine and imprisonment; or if a corporation,
20 be punished by a fine not exceeding sixty thousand dollars
21 (\$60,000)."

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23
24 cc: Joe Nieto
25 14727 1/2 Clark Street
26 Baldwin Park, CA 91706
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