SP tool		FILED	
1	DEPARTMENT OF REAL ESTATE		
2	320 West Fourth Street, Ste. 350 Los Angeles, California 90013	OCT 2 1 2010	
3		BY: BY:	
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9	STATE OF CALIFORNIA		
10	DEPARTMENT OF REAL ESTATE		
11	To:	NO. H-36879-LA	
12	NELSON SERRANO.)	
13) ORDER TO DESIST AND) REFRAIN	
14		(B&P Code Section 10086)	
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10	The Commissioner (Commissioner) of the California Department of Real Esta		
18	(Department) caused an investigation to be made of the activities of NELSON SERRANO		
19	(SERRANO). Based on that investigation, the Commissioner has determined that SERRANO,		
20	has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting		
. 21	violations of the California Business and Professions Code (Code), including the business of,		
22	acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State		
23	of California within the meaning of Section 10131(a) (offering to buy, soliciting, or negotiating		
24	the prospective purchases of real property) of the Code. Furthermore, based on the investigation,		
25	the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist		
26	and Refrain Order under the authority of Section 10086 of the Code.		
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ł Whenever acts referred to below are attributed to SERRANO, those acts are alleged to have been done by SERRANO, acting by himself, or by and/or through one or more 2 3 agents, associates, affiliates, and/or co-conspirators. 4 FINDINGS OF FACT 1. SERRANO, is not now, and has never been, licensed by the Department in 5 6 any capacity. 7 2. From approximately May 2007 through November 2007, SERRANO was compensated by Latin Mortgage Corporation for soliciting prospective real estate buyers at swap 8 9 meets. During this time period, Maria M. was solicited by SERRANO to purchase a home. On 10 July 18, 2007, SERRANO solicited Jesus R. and Angela R. by offering to help in either the ы purchase or sale of a home. 12 3. After soliciting Maria M., SERRANO showed Maria M. homes for 13 sale. In October 2007, Maria M, decided to make an offer on a home SERRANO showed to her. SERRANO helped Maria M. with the loan and filled out all of the paperwork. 14 15 On November 7, 2007, Amended Escrow Instructions were issued regarding the property. 16 These instructions authorized issuing a check payable to SERRANO, in the amount of 17 \$3903, at the close of escrow. On November 15, 2007, a Seller's Final Settlement 18 Statement for the property granted \$3,903 to SERRANO. 19 CONCLUSIONS OF LAW 20 4. Based on the findings of fact contained in paragraphs 1 through 3, 21 SERRANO, acting by himself, or by and/or through one or more agents, associates, affiliates, 22 and/or co-conspirators, solicited prospective purchasers and negotiated the purchase of real 23 property, which acts require a real estate broker license under Section 10131(a) of the Code, 24 during a period of time when SERRANO was not licensed by the Department as a real estate 25 broker, in violation of Section 10130 of the Code. 26 111 27 ///

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DESIST AND REFRAIN ORDER

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3	Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is		
4	hereby ordered that NELSON SERRANO, whether doing business under his own name, or any		
5	other name, IS HEREBY ORDERED to immediately desist and refrain from performing any		
6	acts within the State of California for which a real estate broker license is required, unless or		
7	until he is properly licensed by the Department.		
8	DATED: 10-18-2000.	'	
9	JEFF DAVI		
10	Real Estate Commissioner		
11	By AM, J		
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17	Notice: Business and Professions Code Section 10139 provides that "Any person acting as a		
18	real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a		
19	public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by	ł	
20	imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars		
21	(\$60,000)."		
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25	cc: NELSON SERRANO 5525 Orange Avenue		
26	Long Beach, CA 90805		
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