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DEPARTMENT OF REAL ESTATE
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Los Angeles, California 90013

APR 12 2011

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DEPARTMENT OF REAL ESTATE
BY: Laura B. Olson

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:)
) NO. H-37198 LA
MULTISERVICIOS MARCY, ALLIED GROUP,)
MARICELA BEARGARD-LUA and JUAN LUA) ORDER TO DESIST AND
) REFRAIN
) (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of MULTISERVICIOS MARCY (MULTISERVICIOS) ALLIED GROUP (ALLIED), MARICELA BEARGARD-LUA (M. LUA) and JUAN LUA (J. LUA). Based on that investigation, the Commissioner has determined that MULTISERVICIOS, ALLIED, M. LUA and J. LUA have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code), including the business of, acting in the capacity of, and/or advertising or assuming to act as, real estate brokers in the State of California within the meaning of Section 10131(a) (soliciting the purchase of real property) and Section 10131(d) (soliciting borrowers in connection with loans secured by real property) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings

1 of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086
2 of the Code.

3 Whenever acts referred to below are attributed to MULTISERVICIOS, ALLIED,
4 M. LUA or J. LUA, those acts are alleged to have been done by MULTISERVICIOS ALLIED,
5 M. LUA or J. LUA, acting by themselves, or by and/or through one or more agents, associates,
6 affiliates, and/or co-conspirators.

7 FINDINGS OF FACT

8 1. MULTISERVICIOS, ALLIED, M. LUA and J. LUA are not now, and have
9 never been, licensed by the Department in any capacity.

10 2. In or about September 2009, MULTISERVICIOS and ALLIED placed an
11 advertisement in which they claimed to specialize in loans and residential real estate closings.
12 The advertisement also offered to locate homes for purchase by potential clients.

13 3. In response to the advertisement, Natividad G. contacted
14 MULTISERVICIOS regarding the purchase of a home, in or about September 2009.
15 M. LUA and J. LUA offered to assist Natividad G. in the purchase of a home.

16 CONCLUSIONS OF LAW

17 4. Based on the findings of fact contained in paragraphs 1 through 3,
18 MULTISERVICIOS, ALLIED, M. LUA and J. LUA acting by themselves, or by and/or through
19 one or more agents, associates, affiliates, and/or co-conspirators, solicited purchasers of real
20 property and borrowers for loans secured by real property, which acts require a real estate
21 broker license under Sections 10131(a) and 10131(d) of the Code, during a period of time when
22 MULTISERVICIOS ALLIED, M. LUA and J. LUA were not licensed by the Department as
23 real estate brokers, in violation of Section 10130 of the Code.

24 DESIST AND REFRAIN ORDER

25 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
26 herein, it is hereby ordered that MULTISERVICIOS MARCY, ALLIED GROUP, MARICELA
27 BEARGARD-LUA and JUAN LUA, whether doing business under their own names, or any

1 other names, ARE HEREBY ORDERED to immediately desist and refrain from performing any
2 acts within the State of California for which a real estate broker license is required, unless or
3 until they are properly licensed by the Department.

4 DATED: 3/21/2011

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

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23 cc: MULTISERVICIOS MARCY
24 ALLIED GROUP
25 MARICELA BEARGARD-LUA
26 JUAN LUA

27 19340 Day Street
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