

*Incls  
2/13/12*

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

**FILED**

MAR 14 2012

DEPARTMENT OF REAL ESTATE  
BY: *R. Neberholt*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 To:	)	No. H-37971 LA
	)	
12 EVELYN Y. GIRON dba Quick	)	<u>ORDER TO DESIST</u>
13 Federal Modifications	)	<u>AND REFRAIN</u>
	)	
	)	(B&P Code Section 10086)

15

16 The Commissioner ("Commissioner") of the California

17 Department of Real Estate caused an investigation to be made of

18 the activities of EVELYN Y. GIRON dba Quick Federal

19 Modifications ("GIRON"). Based on that investigation, the

20 Commissioner has determined that GIRON has engaged in or is

21 engaging in acts or is attempting to engage in the business of,

22 acting in the capacity of, and/or advertising or assuming to act

23 as a real estate broker in the State of California within the

24 meaning of California Business and Professions Code Section

25 10131(d) (soliciting borrowers for or collecting payments in

26 connection with loans secured by liens on real property) and

27 10131.2 (advance fee handling).



1 about May 18, 2009, Mechial submitted a \$1,995.00 check to  
2 Quick Federal Modifications.

3  
4 CONCLUSIONS OF LAW

5 5. Based on the information contained in Paragraphs  
6 1 through 4, above, GIRON violated California Business and  
7 Professions Code Section 10130 by engaging in activities  
8 requiring a broker license without first obtaining a broker  
9 license from the Department of Real Estate.

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11 DESIST AND REFRAIN ORDER

12 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW  
13 stated herein, it is hereby ordered that GIRON immediately  
14 desist and refrain from: performing any acts within the State of  
15 California for which a real estate broker license is required,  
16 unless you are so licensed.

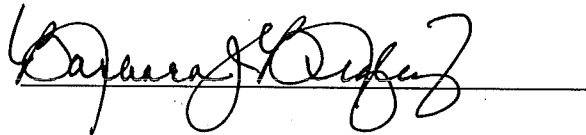
17 IT IS FURTHER ORDERED THAT GIRON immediately desist  
18 and refrain from:

- 19 1. Charging, demanding, claiming, collecting and/or  
20 receiving advance fees, as that term is defined in  
21 California Business and Professions Code Section  
22 10026, in any form, and under any conditions, with  
23 respect to the performance of loan modification or  
24 any other form of mortgage loan forbearance  
25 services in connection with loans on residential  
26 property containing four or fewer dwelling units.  
27

1 2. Charging, demanding, claiming, collecting and/or  
2 receiving advance fees, as that term is defined in  
3 California Business and Professions Code Section  
4 10026, for any of the other real estate related  
5 services offered to others.

6  
7 DATED: 2/28, 2012.

8  
9 BARBARA J. BIGBY  
Acting Real Estate Commissioner

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11

12 **Notice:** California Business and Professions Code Section 10139  
13 provides that "Any person acting as a real estate broker or real  
14 estate salesperson without a license or who advertises using  
15 words indicating that he or she is a real estate broker without  
16 being so licensed shall be guilty of a public offense punishable  
17 by a fine not exceeding twenty thousand dollars (\$20,000), or by  
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  
(\$60,000)."

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23  
24 cc: EVELYN Y. GIRON dba Quick Federal Modifications

25 205 Notre Dame Avenue  
26 Chatsworth, CA 91311

27 17050 Chatsworth Avenue, Suite 105  
Granada Hills, CA 91344