

**FILED**

MAY 15 2012

1 Department of Real Estate  
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3 Los Angeles, California 90013  
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8 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE  
BY: *Suzanne Valencia*

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \* \*

11 To: ) No.H-38140 LA  
12 )  
13 IBANEZ UNLIMITED, INC ) ORDER TO DESIST  
14 ) AND REFRAIN  
15 ) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California  
17 Department of Real Estate ("Department") caused an investigation  
18 to be made of the activities of IBANEZ UNLIMITED, INC ("IBANEZ")  
19 and has determined that IBANEZ has engaged in or is engaging in  
20 acts or practices constituting violations of the California  
21 Business and Professions Code ("Code"), including engaging in the  
22 business of, acting in the capacity of, advertising, or assuming  
23 to act, as a real estate broker in the State of California within  
24 the meaning of Section 10131(d) (soliciting borrowers or lenders  
25 or performing services in connection with loans) and Section  
26 10131.2 (claiming advance fees in connection with a loan). Based  
27 on the findings of that investigation, as set forth below, the

1 Commissioner hereby issues the following Findings of Fact and  
2 Desist and Refrain Order pursuant to Section 10086 of the Code.

3 FINDINGS OF FACT

4 1. IBANEZ is not now, nor has it ever been, licensed  
5 by the Department in any capacity.

6 2. At the time set forth below, IBANEZ engaged in  
7 the business of, acted in the capacity of, or advertised a  
8 mortgage loan service and advance fee brokerage offering to  
9 perform and performing mortgage loan services with respect to  
10 loans secured by liens on real property for compensation or in  
11 expectation of compensation and for fees collected in advance of  
12 the transaction.

13 3. In or about June 2009, Hugo & Mirna V. responded  
14 to a radio advertisement in which IBANEZ offered services on home  
15 loans. Between August 17, 2009 and October 9, 2009, Hugo & Mirna  
16 V. received three receipts of payment for \$1,750 each from  
17 IBANEZ. These receipts stated that payment was made to serve "as  
18 intermediary between client and attorney for mitigation purposes  
19 against ASC (bank)", regarding the home loan of Hugo & Mirna V.

20 CONCLUSIONS OF LAW

21 Based on the information contained above, IBANEZ  
22 performed and/or participated in mortgage loan services which  
23 require a broker license under the provision of Code Sections  
24 10131(d) and 10131.2 during a period of time when IBANEZ was not  
25 licensed by the Department as a real estate broker, in violation  
26 of Code Section 10130.

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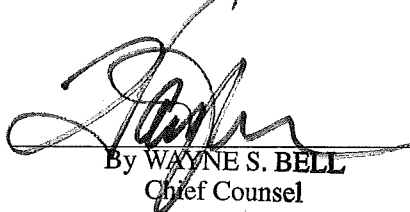
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DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that IBANEZ UNLIMITED, INC, whether doing business under its own name, or any other names, or any fictitious name, IS HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular it is ORDERED TO DESIST AND REFRAIN from charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: 4/23/2012

REAL ESTATE COMMISSIONER

By:   
By WAYNE S. BELL  
Chief Counsel

**Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a 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 public offense punishable 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)."

cc: IBANEZ UNLIMITED, INC  
388 E. Ocean Boulevard, #502  
Long Beach, CA 90802