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BUREAU OF REAL ESTATE

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Bureau of Real Estate

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Accounting #10

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-38879 LA
SET TO GO LOANS INC and)
PAUL IPEK, individually and)
as designated officer of)
Set 2 Go Loans Inc,)
Respondent.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 17, 2013, an Accusation was filed in this matter against Respondent SET 2 GO LOANS INC. On July 24, 2013 a Supplemental Accusation filed in this matter.

On October 8, 2013, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license and mortgage loan originator endorsement pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent SET 2 GO LOANS INC's petition for voluntary surrender of its real estate broker license and mortgage loan originator endorsement is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated October 8, 2013 (attached as Exhibit "A" hereto). Respondent's license certificate, pocket card and any

1 branch office license certificate shall be sent to the below
2 listed address so that they reach the Bureau on or before the
3 effective date of this Order:

4 Bureau of Real Estate
5 Atten: Licensing Flag Section
6 P.O. Box 137013
7 Sacramento, CA 95813-7013

8 This Order shall become effective at 12 o'clock noon
9 on November 13, 2013.

10 DATED: _____

11 **OCT 21 2013**

12 REAL ESTATE COMMISSIONER

13 

14 **By: JEFFREY MASON**
15 **Chief Deputy Commissioner**

EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) NO. H-38879 LA
)
)
12 SET 2 GO LOANS INC and)
)
13 PAUL IPEK, individually and)
)
14 as designated officer of)
)
15 Set 2 Go Loans Inc,)
)
Respondents.)

DECLARATION

My name is PAUL IPEK and I am currently an officer of
SET 2 GO LOANS INC, which is licensed as a real estate broker
and/or has license rights with respect to said license, and has a
mortgage loan originator endorsement. I am authorized and
empowered to sign this declaration on behalf of SET 2 GO LOANS
INC, and I am acting on behalf of SET 2 GO LOANS INC in this
matter. SET 2 GO LOANS INC is represented by Jozef G. Magyar,
Attorney at Law in this matter.

In lieu of proceeding in this matter in accordance with
the provisions of the Administrative Procedure Act (Sections

1 11400 et seq., of the Government Code) SET 2 GO LOANS INC wishes
2 to voluntarily surrender its real estate license and mortgage
3 loan originator endorsement, issued by the Bureau (formerly
4 Department) of Real Estate ("Bureau"), pursuant to Business and
5 Professions Code Section 10100.2.

6
7 I understand that SET 2 GO LOANS INC, by so voluntarily
8 surrendering its license, and mortgage loan originator
9 endorsement, can only have it reinstated in accordance with the
10 provisions of Section 11522 of the Government Code. I also
11 understand that by so voluntarily surrendering its license, and
12 mortgage loan originator endorsement, SET 2 GO LOANS INC agrees
13 to the following:

14 The filing of this Declaration shall be deemed as its
15 petition for voluntary surrender. It shall also be deemed to be
16 an understanding and agreement by SET 2 GO LOANS INC that, it
17 waives all rights it has to require the Commissioner to prove the
18 allegations contained in the Accusation filed in this matter at a
19 hearing held in accordance with the provisions of the
20 Administrative Procedure Act (Government Code Sections 11400 et
21 seq.), and that it also waives other rights afforded to it in
22 connection with the hearing such as the right to discovery, the
23 right to present evidence in defense of the allegations in the
24 Accusation and the right to cross-examine witnesses. I further
25 agree on behalf of SET 2 GO LOANS INC that upon acceptance by the
26 Commissioner, as evidenced by an appropriate order, all
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1 affidavits and all relevant evidence obtained by the Bureau in
2 this matter prior to the Commissioner's acceptance, and all
3 allegations contained in the Accusation filed in the Bureau Case
4 No. H-38879 LA, may be considered by the Bureau to be true and
5 correct for the purpose of deciding whether or not to grant
6 reinstatement of SET 2 GO LOANS INC's license pursuant to
7 Government Code Section 11522.

8
9 I declare under penalty of perjury under the laws of
10 the State of California that the above is true and correct and
11 that I am acting freely and voluntarily on behalf of SET 2 GO
12 LOANS INC to surrender its license and all license rights
13 attached thereto.

14 10/8/2013 Huntington Beach, CA
15 Date and Place

Paul Ipek
16 SET 2 GO LOANS INC
17 By: PAUL IPEK
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OCT 24 2013

Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

BUREAU OF REAL ESTATE

(213) 576-6982

By

[Signature]

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-38879 LA
)
SET 2 GO LOANS INC and) STIPULATION AND AGREEMENT
PAUL IPEK, individually and)
as designated officer of)
Set 2 Go Loans Inc,)
Respondents.)

It is hereby stipulated by and between Respondent PAUL IPEK ("Respondent"), represented by Jozef G. Magyar, Attorney at Law, and the Complainant, acting by and through Julie L. To, Counsel for the Bureau (formerly Department) of Real Estate ("Bureau"), as follows for the purpose of settling and disposing of the Accusation filed on or about May 17, 2013 and the Supplemental Accusation filed on or about July 24, 2013, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be

1 held in accordance with the provisions of the Administrative
2 Procedure Act ("APA"), shall instead and in place thereof be
3 submitted solely on the basis of the provisions of this
4 Stipulation and Agreement ("Stipulation").

5 2. Respondent has received, read and understands the
6 Statement to Respondent, the Discovery Provisions of the APA and
7 the Accusation filed by the Bureau of Real Estate in this
8 proceeding.

9 3. On May 28, 2013, the Bureau of Real Estate
10 received Respondent's Notice of Defense pursuant to Section
11 11506 of the Government Code for the purpose of requesting a
12 hearing on the allegations in the Accusation. Respondent hereby
13 freely and voluntarily withdraws said Notice of Defense.
14 Respondent acknowledges that he understands that by withdrawing
15 said Notice of Defense he will thereby waive his right to
16 require the Commissioner to prove the allegations in the
17 Accusation at a contested hearing held in accordance with the
18 provisions of the APA and that he will waive other rights
19 afforded to him in connection with the hearing such as the right
20 to present evidence in defense of the allegations in the
21 Accusation and the right to cross-examine witnesses.

22 4. This Stipulation is based on the factual
23 allegations contained in the Accusation. In the interest of
24 efficiency and economy, Respondent chooses not to contest these
25 allegations, but to remain silent and understands that, as a
26 result thereof, these factual allegations, without being
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1 admitted or denied, will serve as a prima facie basis for the
2 disciplinary action stipulated to herein. The Real Estate
3 Commissioner shall not be required to provide further evidence
4 to prove said factual allegations.

5 5. This Stipulation and Respondent's decision not to
6 contest the Accusation are made for the purpose of reaching an
7 agreed disposition of this proceeding and are expressly limited
8 to this proceeding and any other proceeding or case in which the
9 Bureau, or another licensing agency of this state, another state
10 or if the federal government is involved, and otherwise shall
11 not be admissible in any other criminal or civil proceeding.

12 6. It is understood by the parties that the Real
13 Estate Commissioner may adopt this Stipulation as his Decision
14 in this matter, thereby imposing the penalty and sanctions on
15 Respondent's real estate license and license rights as set forth
16 in the below "Order". In the event that the Commissioner in his
17 discretion does not adopt the Stipulation, the Stipulation shall
18 be void and of no effect, and Respondent shall retain the right
19 to a hearing on the Accusation under all the provisions of the
20 APA and shall not be bound by any admission or waiver made
21 herein.

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall not
24 constitute an estoppel, merger or bar to any further
25 administrative or civil proceedings by the Bureau of Real Estate
26 with respect to any matters which were not specifically alleged
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1 to be causes for accusation in this proceeding.

2 DETERMINATION OF ISSUES

3 By reason of the foregoing stipulations, admissions
4 and waivers, and solely for the purpose of settlement of the
5 pending Accusation without a hearing, it is stipulated and
6 agreed that the following determination of issues shall be made:

7 The acts or omissions of Respondent PAUL IPEK, as set
8 forth in the Accusation, constitutes a failure to keep Set 2 Go
9 Loans Inc in compliance with the Real Estate Law during the time
10 that he was the officer designated by a corporate broker
11 licensee, and is a basis for the suspension or revocation of all
12 the real estate licenses and license rights of Respondent PAUL
13 IPEK under the provisions of Section 10177(h) of the Business
14 and Professions Code for violation of Code Section 10159.2.

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I.



10-10-13

Julie L. To
Counsel for the
Bureau of Real Estate

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I have read the Stipulation and Agreement, and have discussed it with my counsel. Its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

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(1) faxing a copy of the signed signature page, as actually signed and dated by Respondent, to the Bureau at the following fax number: (213) 576-6917, Attention: Julie To.; and

1 (2) mailing the original signed signature page of the
2 stipulation herein to: Julie To, Legal Section, Bureau of Real
3 Estate, 320 West Fourth Street, Suite 350, Los Angeles,
4 California 90013-1105.

5 Respondent agrees, acknowledges and understands that
6 by electronically sending to the Bureau a facsimile copy of his
7 actual signature as it appears on the Stipulation and Agreement,
8 that receipt of the faxed copy by the Bureau shall be as binding
9 on Respondent as if the Bureau had received the original signed
10 Stipulation and Agreement.

11 DATED: _____

12 _____
13 PAUL IPEK
Respondent

14 DATED: _____

15 _____
16 Jozef Magyar,
Attorney for Respondent Paul
Ipek
Approved as to form

17 ///

18 ///

19 ///

(2) mailing the original signed signature page of the
Stipulation herein to: Julie To, Legal Section, Bureau of Real
Estate, 320 West Fourth Street, Suite 350, Los Angeles,
California 90013-1105.

Respondent agrees, acknowledges and understands that
by electronically sending to the Bureau a facsimile copy of his
actual signature as it appears on the Stipulation and Agreement,
that receipt of the faxed copy by the Bureau shall be as binding
on Respondent as if the Bureau had received the original signed
Stipulation and Agreement.

DATED: 10/3/2013

Paul Ipek
PAUL IPEK
Respondent

DATED: 10/9/13

Jozef Magyar,
Attorney for Respondent Paul
Ipek
Approved as to form

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///

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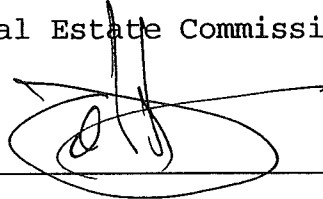
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision in this matter, and shall become
effective at 12 o'clock noon on November 13, 2013.

IT IS SO ORDERED OCT 21 2013.

Real Estate Commissioner

A handwritten signature in black ink, appearing to read "Jeffrey Mason", is written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

By: **JEFFREY MASON**
Chief Deputy Commissioner