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FILED

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BUREAU OF REAL ESTATE

By Norm Simmons

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8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 To:) No. H-39135 LA
12)
13 U.S. MITIGATION GROUP LLC,) ORDER TO DESIST
d.b.a Property Solutions) AND REFRAIN
14 Center and KOROLLOS NAGIB)
SHALABY) (B&P Code Section 10086)
15 _____)

16 The Commissioner ("Commissioner") of the California
17 Bureau of Real Estate ("Bureau") caused an investigation to be
18 made of the activities of U.S. MITIGATION GROUP LLC ("USMG"),
19 doing business as Property Solutions Center ("PSC") and KOROLLOS
20 NAGIB SHALABY ("SHALABY"), and has determined that USMG, PSC and
21 SHALABY have engaged in or are engaging in acts or practices
22 constituting violations of the California Business and
23 Professions Code ("Code"), including engaging in the business of,
24 acting in the capacity of, advertising, or assuming to act, as
25 real estate brokers in the State of California within the meaning
26 of Section 10131(d) (soliciting borrowers or lenders or
27

1 performing services in connection with loans) and Section 10131.2
2 (claiming advance fees in connection with a loan). Based on the
3 findings of that investigation, as set forth below, the
4 Commissioner hereby issues the following Findings of Fact and
5 Desist and Refrain Order pursuant to Section 10086 of the Code.

6 FINDINGS OF FACT

7 1. USMG is not now, not has it ever been, licensed
8 by the Bureau in any capacity.

9 2. PSC is not now, not has it ever been, licensed by
10 the Bureau in any capacity.

11 3. SHALABY is not now, nor has he ever been, licensed
12 by the Bureau in any capacity. On May 18, 2009, SHALABY
13 registered with the California Secretary of State as the Chief
14 Executive Officer, Manager and Agent for Service of Process for
15 USMG. On August 10, 2011, SHALABY filed a Fictitious Business
16 Name Statement with the Orange County Clerk-Recorder,
17 registering PSC as a fictitious business name for USMG.
18

19 4. At the times set forth below, USMG, PSC and
20 SHALABY engaged in the business of, acted in the capacity of, or
21 advertised a mortgage loan audit service and advance fee
22 brokerage offering to perform and performing mortgage loan audit
23 services with respect to loans secured by liens on real property
24 for compensation or in expectation of compensation and for fees
25 collected before full completion of the contracted services.

26 5. Robert S. Transaction

27 On or about September 13, 2011 Robert S. entered into

1 an "Agreement for Mortgage Securitization Auditing Services"
2 with PSC in which PSC agreed to perform mortgage loan services
3 in exchange for payment of advance fees. Between September 19,
4 2011 and November 22, 2011, Robert S. issued \$1,500 in advance
5 fees to PSC.

6 6. Kabul S. Transaction

7 On or about September 7, 2011, Kabul S. entered into
8 a "Client Fee Agreement - Foreclosure Postponement Services"
9 with PSC, in which PSC agreed to perform mortgage loan services
10 in exchange for payment of an advance fee.

11 7. Marcia C. Transaction

12 On or about December 15, 2011, Marcia C. issued \$1,995
13 to PSC as an advance fee for mortgage loan services.

14 8. Dave S. Transaction

15 Between December 12, 2011 and January 5, 2012, Dave S.
16 issued \$1,995 to PSC as advance fees for mortgage loan services.
17

18 CONCLUSIONS OF LAW

19 9. Based on the information contained above, USMG,
20 PSC and SHALABY performed and/or participated in mortgage loan
21 audit activities which require a broker license under the
22 provision of Code Sections 10131(d) and 10131.2 during a period
23 of time when they were not licensed by the Bureau as real estate
24 brokers, in violation of Code Section 10130.

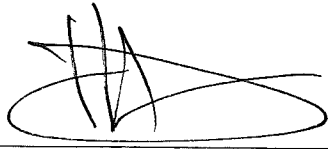
25 DESIST AND REFRAIN ORDER

26 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW
27 stated herein, it is hereby ordered that U.S. MITIGATION GROUP

1 LLC, PROPERTY SOLUTIONS CENTER and KOROLLOS NAGIB SHALABY,
2 whether doing business under their own names, or any other
3 names, or any fictitious name, ARE HEREBY ORDERED to immediately
4 desist and refrain from performing any acts within the State of
5 California for which a real estate broker license is required.
6 In particular each of them is ORDERED TO DESIST AND REFRAIN from
7 charging, demanding, claiming, collecting and/or receiving
8 advance fees, as that term is defined in Section 10026 of the
9 Code, for any other real estate related services offered by them
10 to others.

11
12 DATED: OCT 21 2013

13 REAL ESTATE COMMISSIONER

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16 By: **JEFFREY MASON**
Chief Deputy Commissioner

17 **Notice:** Business and Professions Code Section 10139 provides
18 that "Any person acting as a real estate broker or real estate
19 salesperson without a license or who advertises using words
20 indicating that he or she is a real estate broker without being
21 so licensed shall be guilty of a public offense punishable by a
22 fine not exceeding twenty thousand dollars (\$20,000), or by
23 imprisonment in the county jail for a term not to exceed six
24 months, or by both fine and imprisonment; or if a corporation, be
25 punished by a fine not exceeding sixty thousand dollars
26 (\$60,000)."
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