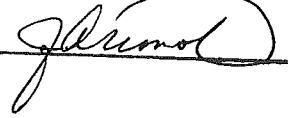


1 Bureau of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4
5 Telephone: (213) 576-6982
6
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FILED

APR 09 2014

BUREAU OF REAL ESTATE

By 

8 BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:) No. H-39399 LA
12)
13 GOLDEN KEY; GOLDEN KEY) ORDER TO DESIST
14 GLENDALE BRANCH; GOLDEN KEY) AND REFRAIN
15 SERVICES; GOLDEN KEY SERVICES) (B&P Code Section 10086)
16 LLC; GOLDEN KEY FINANCIAL;)
17 GOLDEN KEY FINANCIAL SERVICES;)
18 DANIEL PEDRO HERNANDEZ; and)
19 FABIAN VALDEZ)
20 _____)

21 The Commissioner ("Commissioner") of the California
22 Bureau of Real Estate ("Bureau") caused an investigation to be
23 made of the activities of GOLDEN KEY; GOLDEN KEY GLENDALE BRANCH;
24 GOLDEN KEY SERVICES; GOLDEN KEY SERVICES LLC; GOLDEN KEY
25 FINANCIAL; GOLDEN KEY FINANCIAL SERVICES; DANIEL PEDRO HERNANDEZ;
26 and FABIAN VALDEZ, and has determined that they have each engaged
27 in or are engaging in acts or practices constituting violations
of the California Business and Professions Code ("Code")
including engaging in the business of, acting in the capacity of,
engaging in the business of, acting in the capacity of,

1 advertising, or assuming to act, as real estate broker in the
2 State of California within the meaning of Section 10131(d)
3 (soliciting borrowers or lenders or negotiating loans) and
4 Section 10131.2 (advance fee handling). Based on the findings of
5 that investigation, as set forth below, the Commissioner hereby
6 issues the following Findings of Fact and Desist and Refrain
7 Order pursuant to Code Section 10086.

8 FINDINGS OF FACT

9 1. At no time herein mentioned has GOLDEN KEY;
10 GOLDEN KEY GLENDALE BRANCH; GOLDEN KEY SERVICES; GOLDEN KEY
11 SERVICES LLC; GOLDEN KEY FINANCIAL; GOLDEN KEY FINANCIAL
12 SERVICES; DANIEL PEDRO HERNANDEZ ("HERNANDEZ"); or FABIAN VALDEZ
13 ("VALDEZ") been licensed by the Bureau in any capacity.

14 2. Whenever acts referred to below are attributed to
15 GOLDEN KEY, those acts are alleged to have been done by GOLDEN
16 KEY GLENDALE BRANCH; GOLDEN KEY SERVICES; GOLDEN KEY SERVICES
17 LLC; GOLDEN KEY FINANCIAL; GOLDEN KEY FINANCIAL SERVICES;
18 HERNANDEZ; or VALDEZ, acting alone, or by and/or through one or
19 more agents, associates, affiliates, and/or co-conspirators,
20 including but not limited to each of those named herein, and
21 using a fictitious name(s) unknown at this time.

22 3. At the times set forth below, GOLDEN KEY, GOLDEN
23 KEY GLENDALE BRANCH; GOLDEN KEY SERVICES; GOLDEN KEY SERVICES
24 LLC; GOLDEN KEY FINANCIAL; GOLDEN KEY FINANCIAL SERVICES;
25 HERNANDEZ; and VALDEZ engaged in the business of, acted in the
26 capacity of, or advertised loan modification and/or foreclosure
27

1 rescue services offering to perform and performing loan
2 modification or negotiation services with respect to loans which
3 were secured by liens on real property for compensation or in
4 expectation of compensation and for fees collected in advance of
5 the transaction, including but not limited to the activities
6 described below.

7 a. On or about August 3, 2010, Luis A. paid to DANIEL
8 HERNANDEZ on behalf of GOLDEN KEY an initial advance fee of
9 \$1,500. Thereafter, on or about December 23, 2010, Luis A. paid
10 HERNANDEZ an additional advance fee of \$4,000. On or about
11 February 4, 2011, Luis A. paid HERNANDEZ a final advance fee of
12 \$3,000. The total amount of advance fees paid by Luis A. was
13 \$8,500. The advance fees were collected and paid pursuant to the
14 provisions of an agreement pertaining to loan solicitation,
15 negotiation, and modification services to be provided by
16 HERNANDEZ and/or GOLDEN KEY with respect to a loan secured by the
17 real property located at 38550-33rd Street East, Palmdale,
18 California 93550.

19
20 b. On or about March 8, 2011, Francisco T. paid an
21 initial advance fee of \$1,000 to HERNANDEZ and VALDEZ on behalf
22 of GOLDEN KEY. Thereafter, on or about April 28, 2011, Francisco
23 T. paid HERNANDEZ and VALDEZ an additional advance fee in the
24 amount of \$1,950. On or about June 1, 2011, Francisco T. paid
25 HERNANDEZ and VALDEZ a further advance fee of \$950, and on June
26 6, 2011, Francisco T. paid HERNANDEZ and VALDEZ a final advance
27 fee of \$1,000. The total amount of advance fees paid by

1 Francisco T. was \$5,900. The advance fees were collected and
2 paid pursuant to the provisions of an agreement pertaining to
3 loan solicitation, negotiation, and modification services to be
4 provided by HERNANDEZ, VALDEZ and/or GOLDEN KEY with respect to
5 a loan secured by the real property located at 10144 Saloma
6 Avenue, Mission Hills, California 91345.

7 c. On or about April 4, 2011, Jaime A. paid an initial
8 advance fee of \$6,000 to VALDEZ on behalf of GOLDEN KEY.

9 Thereafter, on or about August 6, 2011, Jaime A. paid VALDEZ an
10 additional advance fee in the amount of \$1,000. On or about
11 August 16, 2011, Jaime A. paid VALDEZ a final advance fee of
12 \$500. The total amount of advance fees paid by Francisco T. was
13 \$7,500. The advance fees were collected and paid pursuant to the
14 provisions of an agreement pertaining to loan solicitation,
15 negotiation, and modification services to be provided by VALDEZ
16 and/or GOLDEN KEY with respect to a loan secured by the real
17 property located at 4024 Maris Avenue, Pico Rivera, California
18 90060.

19 CONCLUSIONS OF LAW

20
21 4. Based on the information contained in Paragraphs
22 2 and 3, above, GOLDEN KEY; GOLDEN KEY GLENDALE BRANCH; GOLDEN
23 KEY SERVICES; GOLDEN KEY SERVICES LLC; GOLDEN KEY FINANCIAL;
24 GOLDEN KEY FINANCIAL SERVICES; HERNANDEZ; and VALDEZ performed
25 and/or participated in loan solicitation, negotiation and
26 modification activities as well as advance fee handling which
27 require a real estate broker license under the provisions of

1 Code Sections 10131(d) and 10131.2 during a period of time when
2 none of them licensed by the Bureau as a real estate broker nor
3 employed as a real estate salesperson by the broker on whose
4 behalf the activities were performed, in violation of Section
5 10130 of the Code.

6 DESIST AND REFRAIN ORDER

7 IT IS HEREBY ORDERED THAT GOLDEN KEY; GOLDEN KEY
8 GLENDALE BRANCH; GOLDEN KEY SERVICES; GOLDEN KEY SERVICES LLC;
9 GOLDEN KEY FINANCIAL; GOLDEN KEY FINANCIAL SERVICES; DANIEL
10 PEDRO HERNANDEZ; and FABIAN VALDEZ, whether doing business under
11 their own names, or any other names, or any fictitious name, ARE
12 HEREBY ORDERED to immediately desist and refrain from performing
13 any acts within the State of California for which a real estate
14 broker license is required. In particular each of them is
15 ORDERED TO DESIST AND REFRAIN from:

16 (i) charging, demanding, claiming, collecting and/or
17 receiving advance fees, as that term is defined in Section 10026
18 of the Code, in any form, and under any conditions, with respect
19 to the performance of loan modifications or any other form of
20 mortgage loan forbearance service in connection with loans on
21 residential property containing four or fewer dwelling units
22 (Code Section 10085.6); and
23

24 ///

25 ///

26 ///

27 ///

1 (ii) charging, demanding, claiming, collecting and/or
2 receiving advance fees, as that term is defined in Section 10026
3 of the Code, for any other real estate related services offered
4 by them to others.

5
6 DATED: MARCH 13, 2014.

8 REAL ESTATE COMMISSIONER

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10 

11 **JEFFREY MASON**
12 **Chief Deputy Commissioner**

13 **Notice:** Business and Professions Code Section 10139 provides
14 that "Any person acting as a real estate broker or real estate
15 salesperson without a license or who advertises using words
16 indicating that he or she is a real estate broker without being
17 so licensed shall be guilty of a public offense punishable by a
18 fine not exceeding twenty thousand dollars (\$20,000), or by
19 imprisonment in the county jail for a term not to exceed six
20 months, or by both fine and imprisonment; or if a corporation,
21 be punished by a fine not exceeding sixty thousand dollars
22 (\$60,000)."
23
24
25
26
27