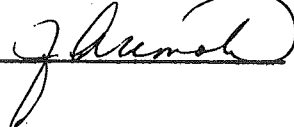


1 Bureau of Real Estate
320 West 4th Street, Suite 350
2 Los Angeles, California 90013-1105
3 Telephone: (213) 576-6982

FILED

JUL 11 2014

BUREAU OF REAL ESTATE
By 

8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

11 To:)
12 LIZETTE ALVAREZ,) NO. H- 39532 LA
13 CHRISTOPHER LEE, and) ORDER TO DESIST AND
14 ANGEL ARGUELLES.) REFRAIN
15) (B&P Code Section 10086)
16)
17)

15 The Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau)
16 caused an investigation to be made of the activities of LIZETTE ALVAREZ, CHRISTOPHER
17 LEE, and ANGEL ARGUELLES (collectively "Respondents"). Based on the investigation, the
18 Commissioner has determined that Respondents have engaged in, are engaging in, or are
19 attempting to engage in, acts or practices constituting violations of the California Business and
20 Professions Code (Code) and/or Title 10, Chapter 6, California Code of Regulations
21 (Regulations), including the business of, acting in the capacity of, and/or advertising or assuming
22 to act as, a real estate broker in the State of California within the meaning of Sections 10131(d)
23 (performing services for borrowers in connection with loans secured by real property),
24

1 10166.02(b) (engaging in unlicensed mortgage loan originator activities), and
2 10166.03(c)(independent contractors employed as loan processors or underwriters for mortgage
3 loan originators) of the Code. Furthermore, based on the investigation, the Commissioner hereby
4 issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under
5 the authority of Section 10086 of the Code.

6 FINDINGS OF FACT

7 1. At no time herein mentioned have Respondents been licensed by the Bureau in any
8 capacity.

9 2. At no time herein mentioned have Respondents held a mortgage loan originator
10 (MLO) license endorsement.

11 3. For an unknown period of time that includes the prior three years, Respondents
12 engaged in the business of, acted in the capacity of, and/or advertised loan modification
13 services offering to perform and performing loan modification and negotiation services with
14 respect to residential mortgage loans which were secured by liens on real property for
15 compensation or in expectation of compensation.

16 4. Respondents acted as designated agents authorized to negotiate and/or underwrite
17 loan modification activities for various borrowers including, but not limited to, the following:

18 a. On or about October 3, 2013, borrower Marilyn S. was instructed to sign an
19 Authorization to Release Information which authorized Respondents ALVAREZ and LEE to
20 negotiate a work out agreement or loan modification with the borrower's lender.

21 b. On or about October 4, 2013, borrower Dolores J. was instructed to sign an
22 Authorization to Release Information which authorized Respondents ALVAREZ and LEE to
23 negotiate a work out agreement or loan modification with the borrower's lender.

1 c. On or about October 16, 2013, borrower Reginaldo R. was instructed to sign
2 an Authorization to Release Information which authorized Respondents ALVAREZ and LEE to
3 negotiate a work out agreement or loan modification with the borrower's lender.

4 d. On or about October 17, 2013, borrower Levik M. was instructed to sign an
5 Authorization to Release Information which authorized Respondents ALVAREZ, LEE, and
6 ARGUELLES to negotiate a work out agreement or loan modification with the borrower's
7 lender.

8 CONCLUSIONS OF LAW

9 Based on the Findings of Fact, Paragraphs 1 through 4, above, Respondents solicited
10 borrowers and performed services for those borrowers and/or those borrowers' lenders in
11 connection with loans secured directly or collaterally by one or more liens on real property
12 which requires a real estate license under Section 10131(d) of the Code during a period of time
13 when Respondents were not licensed by the Bureau in any capacity, in violation of Sections
14 10130, 10166.02(b) and/or 10166.03(c) and of the Code.

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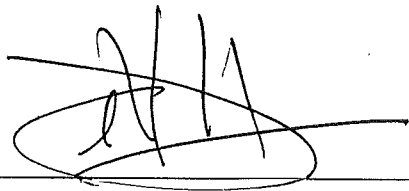
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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, you, LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES whether doing business under your own names or any other names or fictitious names, ARE 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 until LIZETTE ALVAREZ, CHRISTOPHER LEE, and ANGEL ARGUELLES are properly licensed, in particular, soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, unless and until you obtain a real estate broker license issued by the Bureau.

DATED: June 10, 2014

REAL ESTATE COMMISSIONER

By 

By: JEFFREY MASON
Chief Deputy Commissioner

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: Lizette Alvarez, Christopher Lee, and Angel Arguelles
1980 American Ave.
Pomona, CA 91767