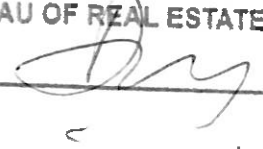


FILED

MAR 23 2018

BUREAU OF REAL ESTATE

By 

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

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

To:	)	No. H-40981 LA
	)	
JOSE LUIS TORRES, JR.; and	)	<u>ORDER TO DESIST</u>
ROBERTO ELIZALDE	)	<u>AND REFRAIN</u>
	)	
	)	(B&P Code section 10086)
	)	

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of JOSE LUIS TORRES, JR. aka Joe Torres ("TORRES") and ROBERTO ELIZALDE aka Robert Elizalde ("ELIZALDE"). Based on that investigation, the Commissioner has determined that TORRES and ELIZALDE have engaged in or are engaging in acts or are attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as real estate brokers in the State of California within the meaning of California Business and Professions Code section 10131(d) (solicit borrowers or lenders for or negotiate loans or collect payments or perform services for borrowers or lenders or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions

- 1 -

Order to Desist and Refrain (B&P Code section 10086) re:
Jose Luis Torres, Jr. and Roberto Elizalde

1 of Law, and Desist and Refrain Order pursuant to California Business and Professions Code
2 section 10086.

3
4 FINDINGS OF FACT

5 1. From on or about June 19, 2011 through the present, TORRES has not
6 been licensed with the Bureau in any capacity. Previously, from on or about June 19, 2007 to
7 December 19, 2008, TORRES had an 18-month conditional real estate salesperson license.
8 From on or about December 20, 2008 to June 15, 2011, TORRES' conditional real estate
9 salesperson license was suspended. From on or about June 16, 2011 to June 18, 2011,
10 TORRES was licensed with a real estate salesperson license.

11 2. ELIZALDE is not now, and has never been, licensed by the Bureau in
12 any capacity.

13 3. At all times set forth below, each of those named herein engaged in the
14 business of, acted in the capacity of, or advertised as a mortgage loan originator loan
15 modification and/or foreclosure rescue services offering to perform and performing loan
16 modification or negotiation services with respect to loans which were secured by liens on real
17 property for compensation or in expectation of compensation and for fees collected in advance
18 of the transaction, including but not limited, to the activities described below.

19 4. From at least 2015 through 2016, TORRES and ELIZALDE advertised,
20 solicited, and conducted loan modification services and collected advanced fees, in violation
21 of California Business and Professions Code sections 10085.5(a) and 10085.6(a).

22 5. These unlicensed activities, as described in Paragraph 4, above,
23 involved properties, including, but are not limited, to: 788 W. 20th St., San Bernardino, CA
24 92405; 4737 Bain St., Mira Loma, CA 91752; and 126 W. Blue Jay Way, Ontario, CA 91764.

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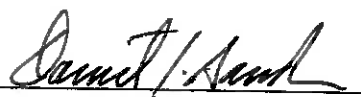
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1 IT IS FURTHER ORDERED THAT JOSE LUIS TORRES, JR. and ROBERT
2 ELIZALDE immediately desist and refrain from:

- 3 (i) Making, arranging, and/or servicing loans secured by real property.
4 (ii) Advertising, soliciting clients, and/or providing loan modification services.
5 (iii) Collecting fees, including advanced fees, for acts requiring a real estate
6 license, including but not limited to, loan modification services.

7 DATED: March 12, 2018.

8
9 WAYNE S. BELL
10 REAL ESTATE COMMISSIONER

11 
12
13 By: DANIEL J. SANDRI
14 Chief Deputy Commissioner

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

21 cc: Jose Luis Torres, Jr.
22 1800 E. Garry Ave., Ste. 207
23 Costa Mesa, CA 92626

24 Robert Elizalde
25 7095 Gale Lane
26 Corona, CA 92880
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