

FILED

JUL - 1 2020

DEPT. OF REAL ESTATE

By \_\_\_\_\_



1 DEPARTMENT OF REAL ESTATE  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

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9 STATE OF CALIFORNIA

10 DEPARTMENT OF REAL ESTATE

11 To:

12 LESVIA PATRICIA PORTILLO

)  
13 ) NO. H- 41715 LA

)  
14 ) ORDER TO DESIST AND  
15 ) REFRAIN

) (B&P Code Section 10086)

16 The Commissioner (Commissioner) of the California Department of Real Estate

17 (Department) caused an investigation to be made of the activities of LESVIA PATRICIA  
18 PORTILLO ("PORTILLO"). Based on that investigation, the Commissioner has determined  
19 that PORTILLO has engaged in, is engaging in, or is attempting to engage in, acts or practices  
20 constituting violations of the California Business and Professions Code (Code), including the  
21 business of, acting in the capacity of, and/or advertising or assuming to act as a real estate  
22 broker in the State of California within the meaning of Section 10131(d) (performing services  
23 for borrowers in connection with loans secured by real property) of the Code. Furthermore,  
24 based on the investigation, the Commissioner hereby issues the following Findings of Fact,  
25 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the  
26 Code.

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1 Whenever acts referred to below are attributed to PORTILLO, those acts are  
2 alleged to have been done by PORTILLO, acting by herself, or by and/or through one or more  
3 agents, associates, affiliates, and/or co-conspirators.

4 FINDINGS OF FACT

5 1. From April 20, 2007, to April 20, 2011, PORTILLO was licensed by the  
6 Department as a restricted real estate salesperson. PORTILLO'S license expired on  
7 April 20, 2011, and has not been renewed to date. PORTILLO'S mailing address on file with  
8 the Department is 10325 Alexander Ave, South Gate, CA 90280.

9 A. Dubon and L. Bossano Transaction

10 2. The owners of 5916 Wardlow Road, Long Beach, CA 90808 ("Long Beach  
11 home"), A. Dubon and L. Bossano, were the victims of mortgage fraud through the acts of  
12 PORTILLO. A. Dubon and L. Bossano never wanted and never applied for a mortgage on the  
13 Long Beach home on or about February 27, 2018, through PORTILLO.

14 3. On or about February 27, 2018, PORTILLO sent to Oregon Trail Corporation  
15 and Christopher Mark a mortgage refinance application, purportedly for A. Dubon and  
16 L. Bossano and the Long Beach home.

17 4. On or about March 2, 2018, the refinance transaction for the Long Beach  
18 home closed, resulting in the transfer of \$50,043 into a bank account belonging to PORTILLO  
19 and a new mortgage recorded against the Long Beach home.

20 J. Del Campo and M. Sorto Transaction

21 5. The owners of 5646 Ramara Avenue, Woodland Hills, CA 91367  
22 ("Woodland Hills home"), J. Del Campo and M. Sorto, were the victims of mortgage fraud  
23 through the acts of PORTILLO. J. Del Campo and M. Sorto never wanted and never applied  
24 for a mortgage on the Woodland Hills home on or about April 10, 2018, through PORTILLO.

25 6. On or about April 10, 2018, PORTILLO sent to Oregon Trail Corporation  
26 and Christopher Mark a mortgage refinance application, purportedly for J. Del Campo and  
27 M. Sorto and the Woodland Hills home.

1                   7. On or about April 13, 2018, the refinance transaction for the Woodland Hills  
2 home closed, resulting in the transfer of \$40,394.60 into a bank account belonging to  
3 PORTILLO and a new mortgage recorded against the Woodland Hills home.

4   CONCLUSIONS OF LAW

5                   8. Based on the findings of fact contained in Paragraphs 1 through 7,  
6 PORTILLO, acting by herself, or by and/or through one or more agents, associates, affiliates,  
7 and/or co-conspirators, including other names or fictitious names unknown at this time,  
8 promised to perform services for borrowers and/or those borrowers' lenders in connection with  
9 loans secured directly or collaterally by one or more liens on real property, which acts require a  
10 real estate broker license under Section 10131(d) of the Code, during a period of time when  
11 PRECISION PROCESSING was not licensed by the Department as a real estate broker, in  
12 violation of Section 10130 of the Code.

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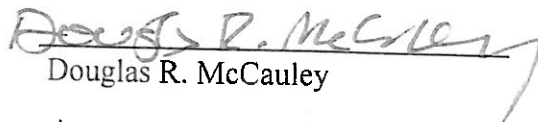
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DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that LESVIA PATRICIA PORTILLO, whether doing business under its own name, or any other names or fictitious names, IS 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.

DATED: 5.28.20

Real Estate Commissioner

  
Douglas R. McCauley

**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: LESVIA PATRICIA PORTILLO  
10325 Alexander Ave  
South Gate, CA 90280