

1 Department of Real Estate  
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FILED

SEP 15 2010

DEPARTMENT OF REAL ESTATE

By K. Mar

7 BEFORE THE DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10 To: )  
11 ) NO. H-2530 FR  
12 FRANCISCO J. AVILEZ )  
13 ) ORDER TO DESIST AND REFRAIN  
14 ) (B&P Code Section 10086)

15 The Commissioner (hereafter "the Commissioner") of the California Department  
16 of Real Estate (hereafter "the Department") caused an investigation to be made of the activities  
17 of FRANCISCO J. AVILEZ, also known as "Frank J. Avilez" (hereafter "Respondent"). Based  
18 on that investigation, the Commissioner has determined that Respondent has engaged in, is  
19 engaging in, or is attempting to engage in, acts or practices constituting violations of the  
20 California Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code  
21 of Regulations ("Regulations"), including acting in the capacity of, advertising or assuming to  
22 act as a real estate broker in the State of California within the meaning of Section 10131(d)  
23 (performing services for borrowers and/or lenders in connection with loans secured by real  
24 property), 10131.2 (collection of advance fees), 10085 (advance fee agreements and materials)  
25 and 10085.5 (collecting unauthorized advance fees) of the Code. Furthermore, based on the  
26 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
27 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

1 FINDINGS OF FACT

2 1. At all times relevant herein, Respondent was and is licensed by the Department as  
3 a real estate salesperson.

4 2. During the period of time set out below, Respondent performed services for one  
5 or more borrowers and negotiated to do one or more of the following acts for another or others,  
6 for or in expectation of compensation: negotiate one or more loans for, or perform services for,  
7 borrowers and/or lenders with respect to the collection of advance fees and loan modification,  
8 loan refinance, principal reduction, foreclosure abatement or short sale services and/or those  
9 borrowers' lenders in connection with loans secured directly or collaterally by one or more liens  
10 on real property; and charged, demanded or collected an advance fee for any of the services  
11 offered.

12 3. In furtherance of his plan and scheme to solicit advance fees and provide loan  
13 modification services, on or about March 9, 2009, Respondent entered into a loan modification  
14 services agreement with Marcelino U. According to that agreement, Respondent agreed to  
15 negotiate a loan modification on behalf of Marcelino U. for his property located at 516 Santa  
16 Gertrudis Way, Gonzales, California, in exchange for an advance fee payment of \$1,500. On or  
17 about that same date, Marcelino U. paid the advance fee of \$1,500 to Respondent. No loan  
18 modification was ever obtained by Respondent for Marcelino U., nor did Respondent ever refund  
19 the advance fee paid to him by Marcelino U.

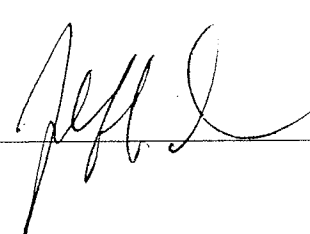
20 CONCLUSIONS OF LAW

21 4. Based on the Findings of Fact contained in Paragraphs 1 through 3, above,  
22 FRANCISCO J. AVILEZ, solicited borrowers and/or performed services for those borrowers  
23 with respect to the collection of advance fees and loan modification, loan refinance, principal  
24 reduction, foreclosure abatement or short sale services and/or those borrowers' lenders in  
25 connection with loans secured directly or collaterally by one or more liens on real property; and  
26 charged, demanded or collected advance fees for the services to be provided, which acts require  
27 a real estate broker license under Sections 10131(d) and 10131.2 of the Code.



1 mortgage loan forbearance services in connection with loans on residential property containing  
2 four or fewer dwelling units.

3 DATED: 01/15/2016

4 JEFF DAVI  
5 Real Estate Commissioner  
6  
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8

9 **-NOTICE-**

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

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18 cc: Francisco J. Avilez  
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