

1 Department of Real Estate
2 320 West Fourth St., Suite 350
3 Los Angeles, CA 90013
4
5 Telephone: (213) 576-6982
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FILED
FEB 10 2009
DEPARTMENT OF REAL ESTATE

vs. James B. Allen

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:)
12) NO. H-35675 LA
13 GRAND MASTERS LENDING INC., dba)
14 Next Level Lending Co, a)
15 corporate real estate broker;) ORDER TO DESIST
16 and ANTONIO ZEPEDA,) AND REFRAIN
17 individually and as designated)
18 broker-officer of Grand Masters)
19 Lending Inc.)
20)

21 The Real Estate Commissioner of the State of
22 California ("Commissioner") has caused an investigation to be
23 made of your activities requiring a real estate license and,
24 based upon the findings of that investigation, as set forth
25 below, is of the opinion that you, GRAND MASTERS LENDING INC.,
26 dba Next Level Lending Co, and you, ANTONIO ZEPEDA, have
27 violated Section 10085 of the Business and Professions Code
("Code") and Regulation 2970, Title 10, California Code of
Regulations ("Regulations"); and that you, ANTONIO ZEPEDA, as
designated broker officer of GRAND MASTERS LENDING INC., have

1 violated Code Section 10159.2.

2 1.

3 At all times material herein, you, GRAND MASTERS
4 LENDING INC., were and now are licensed by the Department of
5 Real Estate of the State of California ("Department") as a
6 corporate real estate broker through ANTONIO ZEPEDA as the
7 designated officer and broker responsible, pursuant to the
8 provisions of Code Section 10159.2, for supervising the
9 activities requiring a real estate license conducted on behalf
10 of GRAND MASTERS LENDING INC..

11 2.

12 At all times material herein, you, ANTONIO ZEPEDA,
13 were and now are licensed by the Department as a real estate
14 broker, individually and as the designated officer of GRAND
15 MASTERS LENDING INC. As its designated broker-officer, you,
16 ANTONIO ZEPEDA, are and at all times material herein were
17 responsible for the supervision and control of the activities
18 of the officers, agents and employees of GRAND MASTERS LENDING
19 INC. for which a license is required pursuant to Code Section
20 10159.2.

21 3.

22 All further references to "you" include the parties
23 identified in Paragraphs 1 and 2, above, and also include the
24 officers, directors, employees, agents and real estate
25 licensees employed by or associated with said parties and who
26 at all times herein mentioned were engaged in the furtherance
27 of the business or operations of said parties and who were

1 acting within the course and scope of their authority and
2 employment.

3 4.

4 At all times material herein mentioned, you, GRAND
5 MASTERS LENDING INC., and you, ANTONIO ZEPEDA, engaged in the
6 business of, acted in the capacity of, advertised or assumed to
7 act as a real estate broker in the State of California, within
8 the meaning of Code Sections 10131(d) and 10131.2, for another
9 or others, for or in expectation of compensation. Your
10 activities included the operation of or conduct of a real
11 property sales business with the public wherein you engaged in
12 the negotiation of and solicitation of borrowers and lenders
13 for loans secured by residential real property.

14 5.

15 Beginning on or before August 14, 2008, and
16 continuing to the present time, you, GRAND MASTERS LENDING
17 INC., and you, ANTONIO ZEPEDA, engaged in the business of
18 claiming, demanding, charging and receiving, collecting or
19 contracting for the collection of advance fees within the
20 meaning of Code Sections 10026 and 10131.2, including but not
21 limited to advance fees collected from borrowers for loan
22 modification services relating to loans secured by real
23 property.

24 6.

25 On or about August 29, 2008, you, GRAND MASTERS
26 LENDING INC., entered into a Residential Loan Modification
27 Agreement with Felipe Jesus Castellanos. In connection with

1 the agreement and loan modification services to be provided,
2 you collected an advance fee of \$1,500.00.

3 7.

4 Said advance fees, as described in Paragraphs 4, 5
5 and 6 above, were collected pursuant to written agreements
6 which constituted advance fee agreements within the meaning of
7 Code Section 10085.

8 8.

9 In the course of activities described in Paragraphs
10 4, 5 and 6, you, GRAND MASTERS LENDING INC., and you, ANTONIO
11 ZEPEDA, acted in violation of the Code and the Regulations in
12 that you collected fees in advance from prospective borrowers
13 pursuant to a written agreement which you did not submit to the
14 Commissioner ten days before use, in violation of Code Section
15 10085 and Regulation 2970.

16 9.

17 You, ANTONIO ZEPEDA, failed to exercise reasonable
18 supervision over the activities of officers and employees of
19 GRAND MASTERS LENDING INC. for which a real estate license was
20 required so as to prevent the violations set forth above, in
21 violation of Code Section 10159.2.

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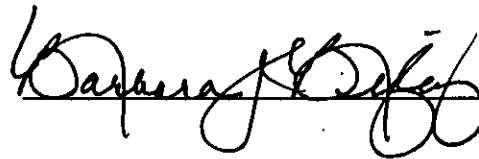
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1 NOW, THEREFORE, YOU, GRAND MASTERS LENDING INC., and
2 YOU, ANTONIO ZEPEDA, ARE ORDERED TO DESIST AND REFRAIN from
3 collecting advance fees within the meaning of Code Section
4 10026 and 10085 unless and until you are in compliance with
5 Code Section 10085 and Regulation 2970.

6 DATED: 2-4-09

7 JEFF DAVI
8 Real Estate Commissioner

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10
11

12 BY: Barbara J. Bigby
13 Chief Deputy Commissioner
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17
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19
20

21 cc: Grand Masters Lending Inc.
22 16742 Orange Way
23 Fontana, CA 92335

24 Antonio Zepeda
25 447 West 17th St.
26 San Bernardino, CA 92405
27