

1 Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 (213) 576-6982

**FILED**  
APR - 9 2009  
DEPARTMENT OF REAL ESTATE

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:

12 CASASPORMENOS.com LLC  
13 CHRISTIAN S. GIRARDIN  
14 RICHARD CENTENO  
15 CARLOS CENTENO

) No. H-35851 LA  
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ORDER TO DESIST  
AND REFRAIN

16 The Real Estate Commissioner of the State of California  
17 (hereinafter "Commissioner") has determined from the findings set  
18 forth below that you CASASPORMENOS.com LLC, CHRISTIAN S.  
19 GIRARDIN, RICHARD CENTENO, and CARLOS CENTENO have violated  
20 Section 10130 of the Business and Professions Code (hereinafter  
21 "Code") by engaging in the business of a real estate broker  
22 within the State of California without a real estate broker  
23 license.

24 I

25 At no time herein mentioned have you been licensed by  
26 the Department of Real Estate of the State of California  
27 (hereinafter "Department") as a real estate broker.

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II

During 2008, you have engaged in a business, for or in expectation of compensation or collection of an advance fee, you solicited or offered to provide loan modification, re-finance of a loan, or short-sale negotiation to owners of real property to modify the terms of the loans on the real property.

III

Your acts as described in Paragraph II, above, are acts requiring a real estate broker license under the provisions of Code Section 10131(d) and (e).

IV

You violated Section 10130 by engaging in the activities described in Paragraph II, above, without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in the State of California until you obtain the required license from the Department.

DATED: 3/3/09

JEFF DAVI  
Real Estate Commissioner  


cc: CASASPORMENOS.com LLC  
CHRISTIAN S. GIRARDIN  
RICHARD CENTENO  
CARLOS CENTENO  
26305 Jefferson Ave., Suite F  
Murrieta, CA 95262

JRP:SB (jrp)