

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

FILED

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DEPARTMENT OF REAL ESTATE
BY: *R. Medley*

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 To:)	No. H-36619 LA
)	
12 FRANK J. SZABO, dba)	
13 Alliance Financial & Real)	
14 Estate Group, Inc.)	<u>ORDER TO DESIST</u>
)	<u>AND REFRAIN</u>
)	(B&P Code Section 10086)
15)	
16 Respondent.)	
)	

17 The Commissioner ("Commissioner") of the California
18 Department of Real Estate ("Department") caused an investigation
19 to be made of the activities of FRANK J. SZABO ("SZABO"). Based
20 on that investigation the Commissioner has determined that SZABO
21 has engaged in or is engaging in acts or is attempting to engage
22 in practices constituting violations of the California Business
23 and Professions Code ("Code") and/or Title 10, California Code of
24 Regulations ("Regulations"), including the business of, acting
25 in the capacity of, and/or advertising or assuming to act as a
26 real estate broker in the State of California within the meaning
27 of Code Section 10131(d) (performing services for borrowers in

1 connection with loans secured by real property). Based on the
2 findings of that investigation, set forth below, the Commissioner
3 hereby issues the following Findings of Fact, Conclusions of Law,
4 and Desist and Refrain Order under the authority of Section 10086
5 of the Code.

6 PRIOR HISTORY

7 On July 15, 1992, in the State of California Department
8 of Real Estate case no. H-01413 SA, an Order to Desist and
9 Refrain was filed. Respondent was ordered to immediately desist
10 and refrain from performing any acts within the State of
11 California for which a real estate broker license is required.

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13 FINDINGS OF FACT

14 1. SZABO is not now, and has never been, licensed by
15 the Department in any capacity.

16 2. At the time set forth below, SZABO solicited
17 borrowers and negotiated loans secured by liens on real property
18 for compensation or in expectation of compensation and for fees
19 collected in advance of the transaction.

20 3. On or about May 12, 2008, SZABO solicited Donald
21 Petrouski to pay an advance fee of \$2,150 to complete a loan
22 application for a mortgage loan. SZABO provided Petrouski with a
23 business card identifying SZABO as 'Sr. Partner/ President' of
24 Alliance Financial & Real Estate Group, Inc. On that date,
25 Petrouski paid SZABO \$2,150.

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