



1 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

2 FINDINGS OF FACT

3 1. At no time herein mentioned, has VIDAL SANCHEZ been licensed by the  
4 Department of Real Estate of the State of California ("Department") as a real estate broker or  
5 salesperson.

6 2. At no time herein mentioned, has SEEK MODIFICATION SOLUTIONS  
7 been licensed by the Department in any capacity.

8 3. During a period of time from the last three years to the present, VIDAL  
9 SANCHEZ and SEEK MODIFICATION SOLUTIONS engaged in the business of, acted in the  
10 capacity of, advertised or assumed to act as a real estate broker in the State of California, for  
11 another or others including, but not necessarily limited to, Lucina Hawley, within the meaning  
12 of Code Section 10131, for or in expectation of compensation. VIDAL SANCHEZ and SEEK  
13 MODIFICATION SOLUTIONS' activities included, but were not necessarily limited to:  
14 negotiating the purchase, sale or exchange of real property; negotiating one or more loans for, or  
15 perform services for, borrowers and/or lenders in connection with loans secured directly or  
16 collaterally by one or more liens on real property; and charge, demand or collect an advance fee  
17 for any of the services offered. In or around December, 2008, VIDAL SANCHEZ and SEEK  
18 MODIFICATION SOLUTIONS solicited and performed services for borrower Lucina Hawley  
19 in connection with a loan secured directly by liens on real property located at 110 North 2<sup>nd</sup>  
20 Avenue, Unit 17, Chula Vista, California ("subject property").

21 4. For an unknown period of time beginning no later than December, 2008, and  
22 continuing through the present, VIDAL SANCHEZ and SEEK MODIFICATION SOLUTIONS  
23 advertised loan modification services.

24 5. VIDAL SANCHEZ and SEEK MODIFICATION SOLUTIONS' acts as  
25 described in Paragraphs 3 and 4, above, are acts requiring a real estate license under the  
26 provisions of Code Section 10131(d).

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1 DATED: 7/22, 2010.

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3 JEFF DAVI  
Real Estate Commissioner

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8 **Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a  
9 real estate broker or real estate salesperson without a license or who advertises using words  
10 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
11 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
12 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
13 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
14 (\$60,000).”  
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24 cc: Vidal Sanchez and Seek Modification Solutions  
25 5122 Katella Avenue  
26 Los Alamitos, CA 91436  
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