

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

FILED

JUN 14 2011

DEPARTMENT OF REAL ESTATE
BY: *R. Medel*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:) No. H-37328 LA
12)
13 SHAWN RENEE THORNTON,) ORDER TO DESIST
14 dba ANNOINTED RAINBOW) AND REFRAIN
15 MORTGAGE SOLUTIONS)
16) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California
17 Department of Real Estate caused an investigation to be made of
18 the activities of SHAWN RENEE THORNTON dba Annointed Rainbow
19 Mortgage Solutions ("THORNTON"). Based on that investigation,
20 the Commissioner has determined that THORNTON has engaged in or
21 is engaging in acts or is attempting to engage in the business
22 of, acting in the capacity of, and/or advertising or assuming to
23 act as real estate broker in the State of California within the
24 meaning of California Business and Professions Code Sections
25 10131(d) (soliciting borrowers for or collecting payments in
26 connection with loans secured by liens on real property) and
27 10131.2 (advance fee handling).

1 property with the lender. DeShannon W. agreed to pay at least
2 \$500.00 in fees with 50% down once the contract was signed.
3 Thereafter DeShannon W. submitted a \$2,000.00 check to
4 THORNTON.

5
6 CONCLUSIONS OF LAW

7 4. Based on the information contained in Paragraphs
8 1 through 3, above, THORNTON violated California Business and
9 Professions Code Section 10130 by engaging in activities
10 requiring a broker license without first obtaining a broker
11 license from the Department of Real Estate.

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13 DESIST AND REFRAIN ORDER

14 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW
15 stated herein, it is hereby ordered that THORNTON immediately
16 desist and refrain from: performing any acts within the State of
17 California for which a real estate broker license is required,
18 unless you are so licensed.

19 IT IS FURTHER ORDERED THAT THORNTON immediately
20 desists and refrains from:


- 21 1. Charging, demanding, claiming, collecting and/or
22 receiving advance fees, as that term is defined in
23 California Business and Professions Code Section
24 10026, in any form, and under any conditions, with
25 respect to the performance of loan modification or
26 any other form of mortgage loan forbearance

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

3 2. Charging, demanding, claiming, collecting and/or
4 receiving advance fees, as that term is defined in
5 California Business and Professions Code Section
6 10026, for any of the other real estate related
7 services offered to others.

8
9 DATED: 5/19, 2011.

10
11 BARBARA J. BIGBY
12 Acting Real Estate Commissioner

13 
14

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

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22
23
24 cc: SHAWN D. THORNTON

25 29354 Owl Creek Road
26 Menifee, CA 92584

27 12180 Langtry Circle
Moreno Valley, CA 92557