

**FILED**

DEC - 9 2011

1 Department of Real Estate  
2 320 West Fourth St. #350  
3 Los Angeles, CA 90013

DEPARTMENT OF REAL ESTATE  
BY: *Justine Valencia*

4 (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To:	)	No. H-37725 LA
12 BRYAN PILOSI and,	)	<u>ORDER TO DESIST</u>
13 RAVIV WOLFE, dba	)	<u>AND REFRAIN</u>
14 Serenity Financial Group LLC, and dba	)	
Worldwide Investment LLC, II.	)	(B&P Code Section 10086)

15 The Real Estate Commissioner of the State of California ("Commissioner") has caused an  
16 investigation to be made of the activities of BRYAN PILOSI and RAVIV WOLFE, dba Serenity  
17 Financial Group LLC, and dba Worldwide Investment LLC, II. Based on that investigation, the  
18 Commissioner has determined that BRYAN PILOSI and RAVIV WOLFE have engaged in, are  
19 engaging in, and/or are attempting to engage in, acts or practices constituting violations of the  
20 California Business and Professions Code ("Code"). Such practices include acting in the capacity  
21 of, advertising, or assuming to act as a real estate broker in the State of California within the  
22 meaning of Code Section 10131(d) (soliciting, negotiating or performing services for borrowers  
23 in connection with loans secured by real property) and 10131.2 (claiming, demanding, charging,  
24 receiving, collecting or contracting for the collection of an advance fee within the meaning of  
25 Code Sections 10026 and 10085). Based on that investigation, the Commissioner hereby issues  
26  
27

1 the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
2 authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to BRYAN PILOSI and/or RAVIV  
4 WOLFE, those acts are alleged to have been done by said parties, and/or by their employees,  
5 agents, and affiliates employed by or associated with those parties, who at all times mentioned  
6 were engaged in the furtherance of their business or operations and were acting within the course  
7 and scope of their authority and employment.

8  
9 FINDINGS OF FACT

10 1. BRYAN PILOSI ("PILOSI") is not now and has never been licensed by the  
11 Department of Real Estate of the State of California ("Department") as a real estate broker or as  
12 a real estate salesperson.

13 2. RAVIV WOLFE ("WOLFE") is not now and has never been licensed by the  
14 Department as a real estate broker or as a real estate salesperson employed by a real estate  
15 broker.

16 3. Serenity Financial Group LLC ("Serenity Financial") is not a registered  
17 corporation or limited liability company in California. Beginning on or about April 5, 2006,  
18 Serenity Financial was a limited liability company organized under the laws of the State of  
19 Illinois. PILOSI and WOLFE were managing partners of Serenity Financial.

20 4. At times relevant herein, including beginning on or before May 11, 2009,  
21 PILOSI and WOLFE, doing business as Serenity Financial, and as an agent of World Wide  
22 Investment LLC, II, operated internet websites located at www.serenityfinancial.net and in  
23 affiliation with www.worldwideinvestmentcorp.com.

24 5. On or about May 11, 2009, PILOSI and/or WOLFE, by and through agents  
25  
26  
27

1 doing business as Serenity Financial, solicited commercial real estate owner David Wakefield  
2 (“Wakefield”) and offered to locate a lender for a commercial loan secured by real property in  
3 Temecula, CA. PILOSI and/or WOLFE, by and through agents doing business as Serenity  
4 Financial, and as purported agents of World Wide Investments LLC, II, solicited a fee of  
5 \$11,600.00 as an advance payment for fees and commissions associated with obtaining a  
6 commercial loan.

7  
8 6. On or about May 19, 2009, Wakefield paid \$11,600.00 as a deposit and  
9 advance fee for loan services. The loan was never funded and PILOSI, WOLFE, and their agents  
10 and affiliates refused to refund the advance fees paid.

11 7. At the time that PILOSI and WOLFE solicited the advance fee related to loan  
12 services for a loan secured by real property in California, neither PILOSI nor WOLFE, nor  
13 affiliated agents and entities were licensed by the Department in any capacity.

14 CONCLUSIONS OF LAW

15 The conduct, acts and/or omissions of BRYAN PILOSI and RAVIV WOLFE, in  
16 advertising, soliciting, and negotiating on behalf of borrowers when they were not licensed by  
17 the Department was in violation of Code Section 10130.  
18

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27

DESIST AND REFRAIN ORDER

1  
2           Based on the Findings of Fact and Conclusions of Law stated herein, BRYAN  
3 PILOSI and RAVIV WOLFE, whether doing business under your own name, or any other  
4 names, or any fictitious names, ARE HEREBY ORDERED to immediately desist and refrain  
5 from performing any acts within the State of California for which a real estate broker license is  
6 required. In particular, they are ORDERED TO DESIST AND REFRAIN from:

7           (i)       Soliciting borrowers and/or performing services for borrowers or lenders  
8 in connection with loans secured directly or collaterally by one or more liens on real property,  
9 and  
10

11           (ii)     charging, demanding, claiming, collecting and/or receiving a fee for any  
12 of the services offered by them to others, unless and until you obtain a real estate broker license  
13 issued by the Department, and until you demonstrate and provide evidence satisfactory to the  
14 Commissioner that you are in full compliance with all of the requirements of the Code and  
15 Commissioner's Regulations relating to charging, collecting, and accounting for fees.  
16

17  
18           DATED:           12/16/11          

19                           BARBARA BIGBY  
20                           Acting Real Estate Commissioner

21                           By 

22  
23  
24       **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
25 real estate broker or real estate salesperson without a license or who advertises using words  
26 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
27 public offense punishable 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)."