

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

4 (213) 576-6982

FILED

FEB 13 2012

DEPARTMENT OF REAL ESTATE

BY: C. P.

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-37866 LA
12 VICTOR TOBAR, aka Victor Tovar, and)
13 PROPERTY FINANCIAL CENTER INC., dba) ORDER TO DESIST
14 Property Financial Center, dba PFC, dba) AND REFRAIN
15 Property Financial Center Group, and dba)
16 PFCG.) (B&P Code Section 10086)

16 The Real Estate Commissioner of the State of California ("Commissioner") has
17 caused an investigation to be made of the activities of VICTOR TOBAR, aka Victor Tovar; and
18 of PROPERTY FINANCIAL CENTER INC., dba Property Financial Center, dba PFC, dba
19 Property Financial Center Group and dba PFCG. Based on that investigation, the Commissioner
20 has determined that VICTOR TOBAR and PROPERTY FINANCIAL CENTER INC., have
21 engaged in, are engaging in, or are attempting to engage in, acts or practices constituting
22 violations of the California Business and Professions Code ("Code"), including acting in the
23 capacity of, advertising and/or assuming to act as real estate brokers in the State of California
24 within the meaning of Code Sections 10131(d) (advertising, soliciting borrowers for, and
25 offering to perform loan modification services for distressed homeowners) and 10131.2
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1 (collecting advance fees in connection with those services). Based on that investigation, the
2 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
3 Refrain Order under the authority of Section 10086 of the Code.

4 Whenever acts referred to below are attributed to PROPERTY FINANCIAL
5 CENTER INC., those acts are alleged to have been done by PROPERTY FINANCIAL
6 CENTER INC. acting by and/or through one or more agents, associates, affiliates and/or co-
7 conspirators, including but not limited to the individuals herein named.

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9 FINDINGS OF FACT

10 1. PROPERTY FINANCIAL SERVICES INC. dba Property Financial Center,
11 dba PFC, dba Property Financial Center Group and dba PFCG (“PROPERTY FINANCIAL”) is
12 a California corporation. PROPERTY FINANCIAL has never been licensed in any capacity by
13 the Department of Real Estate of the State of California (“Department”).

14 2. VICTOR TOBAR, aka Victor Tovar (“TOBAR”), is not now and has never
15 been licensed by the Department as a real estate broker or as a salesperson employed by a broker.
16 At all times relevant herein, TOBAR was the CEO and owner of PROPERTY FINANCIAL.
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18 3. All further references to the parties listed in Paragraphs 1 and 2 above, include
19 those parties and entities themselves, as well as the officers, agents and employees of the parties
20 listed in Paragraphs 1 and 2 above.

21 4. Beginning at a time on or before July 14, 2008, and continuing through on or
22 after September 15, 2010, PROPERTY FINANCIAL and TOBAR advertised, solicited and
23 offered loan modification services to consumers in California, and collected advance fees for
24 those services. The loan modification services offered included negotiating with lenders on
25 behalf of borrowers to refinance or modify the terms of mortgage loans.
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1 5. On or about July 14, 2008, Maria R. ("Borrower MR"), entered into an
2 agreement with PROPERTY FINANCIAL and TOBAR for loan modification in connection with
3 loans secured by property located at Los Angeles County, California. Borrower MR paid
4 PROPERTY FINANCIAL an advance fee of \$1,700.00. PROPERTY FINANCIAL and
5 TOBAR did not obtain a loan modification for MR.

6 6. On or about November 28, 2008, Marcos H. ("Borrower MH") paid an
7 advance fee of \$2,500.00 to PROPERTY FINANCIAL and TOBAR for loan modification
8 services. PROPERTY FINANCIAL and TOBAR promised to negotiate delinquent loan
9 payments, reduce the monthly payment and eliminate a second loan. No modification was
10 obtained.
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12 7. On or about July 14, 2009, Martin P. ("Borrower MP") paid PROPERTY
13 FINANCIAL, dba PFC Group, \$2,500.00 as an advance fee for loan modification services.
14 PROPERTY FINANCIAL did not provide any services and refused to refund Borrower MP's
15 money.
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17 8. Between April 1, 2010 and September 15, 2010, PROPERTY FINANCIAL
18 advertised, solicited borrowers for, and engaged in loan modification business for a fee. During
19 that period of time, PROPERTY FINANCIAL handled in excess of 91 loan modification
20 transactions.
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22 CONCLUSIONS OF LAW

23 The conduct, acts and/or omissions of PROPERTY FINANCIAL CENTER, INC.
24 and VICTOR TOBAR, as set forth in the Findings of Fact above, when not licensed by the
25 Department as real estate brokers or as salespersons employed by a real estate broker licensed by
26 the Department, was in violation of Code Section 10130.
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DESIST AND REFRAIN ORDER

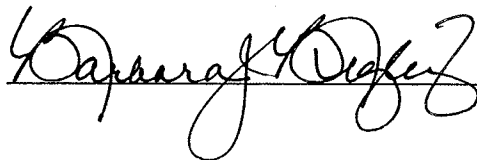
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2 Based on the Findings of Fact and Conclusions of Law stated herein,
3 PROPERTY FINANCIAL CENTER, INC. and VICTOR TOBAR, whether doing business
4 under your own names, or any other names, or fictitious names, ARE HEREBY ORDERED to
5 immediately desist and refrain from performing any acts within the State of California for
6 which a real estate broker license is required. In particular:

7 (i) charging, demanding, claiming, collecting and/or receiving advance fees, as
8 that term is defined in Section 10026 of the Code, in any form, and under any conditions, with
9 respect to the performance of loan modifications or any other form of mortgage loan forbearance
10 service in connection with loans on residential property containing four or fewer dwelling units;
11 and
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13 (ii) charging, demanding, or collecting a fee for any of the services you offer to
14 others, unless and until you obtain a real estate broker license issued by the Department, and
15 until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full
16 compliance with all of the requirements of the Code and Commissioner's Regulations relating to
17 charging, collecting, and accounting for fees.
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20 DATED: 2/9, 2012

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22 BARBARA J. BIGBY
23 Acting Real Estate Commissioner

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1 **Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a
2 real estate broker or real estate salesperson without a license or who advertises using words
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
7 (\$60,000).”

8 cc: Victor Tobar
9 aka Victor Tovar
10 1625 W. Olympic Blvd. #704
11 Los Angeles, CA 90015

12 Property Financial Center, Inc.
13 dba PFC
14 dba PFC Group
15 1625 W. Olympic Blvd. #704
16 Los Angeles, CA 90015

17 Property Financial Center, Inc.
18 c/o Cathy Gonzalez, Agent for Service of Process
19 15434 Gale Ave #C
20 Hacienda Heights, CA 91745

21 Victor Tobar
22 14818 E. Gale Ave. #81
23 Hacienda Heights, CA 91745
24
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