

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

FILED

MAR 14 2012

DEPARTMENT OF REAL ESTATE
BY: R. Neberholt

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:) No. H-37971 LA
12)
13 EVELYN Y. GIRON dba Quick) ORDER TO DESIST
Federal Modifications) AND REFRAIN
14) (B&P Code Section 10086)
15)

16 The Commissioner ("Commissioner") of the California
17 Department of Real Estate caused an investigation to be made of
18 the activities of EVELYN Y. GIRON dba Quick Federal
19 Modifications ("GIRON"). Based on that investigation, the
20 Commissioner has determined that GIRON has engaged in or is
21 engaging in acts or is attempting to engage in the business of,
22 acting in the capacity of, and/or advertising or assuming to act
23 as a real estate broker in the State of California within the
24 meaning of California Business and Professions Code Section
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 about May 18, 2009, Mechial submitted a \$1,995.00 check to
2 Quick Federal Modifications.

3
4 CONCLUSIONS OF LAW

5 5. Based on the information contained in Paragraphs
6 1 through 4, above, GIRON violated California Business and
7 Professions Code Section 10130 by engaging in activities
8 requiring a broker license without first obtaining a broker
9 license from the Department of Real Estate.

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11 DESIST AND REFRAIN ORDER

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


17 IT IS FURTHER ORDERED THAT GIRON immediately desist
18 and refrain from:

- 19 1. Charging, demanding, claiming, collecting and/or
20 receiving advance fees, as that term is defined in
21 California Business and Professions Code Section
22 10026, in any form, and under any conditions, with
23 respect to the performance of loan modification or
24 any other form of mortgage loan forbearance
25 services in connection with loans on residential
26 property containing four or fewer dwelling units.

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

6
7 DATED: 2/28, 2012.

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9 BARBARA J. BIGBY
Acting Real Estate Commissioner

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11 _____

12 **Notice:** California Business and Professions Code Section 10139
13 provides that "Any person acting as a real estate broker or real
14 estate salesperson without a license or who advertises using
15 words indicating that he or she is a real estate broker without
16 being so licensed shall be guilty of a public offense punishable
17 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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24 cc: EVELYN Y. GIRON dba Quick Federal Modifications

25 205 Notre Dame Avenue
26 Chatsworth, CA 91311

27 17050 Chatsworth Avenue, Suite 105
Granada Hills, CA 91344