

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

**FILED**

APR 23 2012

DEPARTMENT OF REAL ESTATE  
BY: CA

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-38075 LA  
12 )  
13 MARIO VAZQUEZ; ) ORDER TO DESIST  
14 CHARLES SERRANO; ) AND REFRAIN  
15 GRACE RENEE SERRANO; and )  
JESSICA CONDE. ) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Department of Real Estate  
17 ("Department") caused an investigation to be made of the activities of MARIO VAZQUEZ,  
18 CHARLES SERRANO, GRACE RENEE SERRANO, and JESSICA CONDE. Based on that  
19 investigation, the Commissioner has determined that MARIO VAZQUEZ, CHARLES  
20 SERRANO, GRACE RENEE SERRANO, and JESSICA CONDE have engaged in or are  
21 engaging in acts or attempting to engage in the business of, acting in the capacity of, and/or  
22 advertising or assuming to act as a real estate broker in the State of California within the  
23 meaning of Business and Professions Code Sections 10131(d) (advertising, soliciting borrowers  
24 for, and offering to negotiate loans or perform loan modification services for borrowers in  
25 connection with loans secured by liens on real property) and 10131.2 (collecting advance fees in  
26 connection with those services).

1 In addition, based on that investigation, the Commissioner has determined that  
2 MARIO VAZQUEZ, CHARLES SERRANO, GRACE RENEE SERRANO, and JESSICA  
3 CONDE have engaged in or are engaging in acts or are attempting to engage practices  
4 constituting violations of the California Business and Professions Code ("Code") and/or Title 10,  
5 California Code of Regulations ("Regulations"). Based on the findings of that investigation, set  
6 forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
7 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

8 FINDINGS OF FACT

9 1. At no time mentioned herein have MARIO VAZQUEZ, CHARLES  
10 SERRANO, GRACE RENEE SERRANO and JESSICA CONDE ever been licensed by the  
11 Department in any capacity.

12 2. MARIO VAZQUEZ is an owner or director of Eagle Real Estate Investments.

13 3. During a period of time spanning the last three years, MARIO VAZQUEZ,  
14 CHARLES SERRANO, GRACE RENEE SERRANO and JESSICA CONDE, while using the  
15 fictitious business name Eagle Real Estate Investments, engaged in the business of soliciting to  
16 modify or negotiate loans secured by real property, and claimed, demanded, charged, received,  
17 collected or contracted for the collection of advance fees, within the meaning of Code Section  
18 10026, for the following borrowers, among others:

19 4. On or about April 6, 2009, CHARLES SERRANO and GRACE RENEE  
20 SERRANO solicited and offered to assist borrowers. Pete and Maria R. with foreclosure  
21 forbearance, loan modification or negotiation services on behalf of Eagle Real Estate Investment  
22 and MARIO VAZQUEZ. Pete and Maria R. entered into a written advance fee agreement with  
23 Eagle Real Estate Investment for foreclosure forbearance, loan negotiation or modification  
24 services in connection with a loan secured by a lien on real property. Pete and Maria R. paid an  
25 advance fee of \$2,490. CHARLES SERRANO and GRACE RENEE SERRANO made  
26 numerous substantial misrepresentations to Pete and Maria R. in order to induce Pete and Maria  
27 R. to enter into the advance fee agreement. Eagle Real Estate Investment failed to perform the

1 foreclosure forbearance, loan modification or negotiation services that had been promised to Pete  
2 and Maria R.

3           5. On or about June 15, 2009, CHARLES SERRANO solicited and offered to  
4 assist borrower David B. with foreclosure forbearance, loan modification or negotiation services  
5 on behalf of Eagle Real Estate Investment and MARIO VAZQUEZ. David B. entered into a  
6 written advance fee agreement with Eagle Real Estate Investment for foreclosure forbearance,  
7 loan negotiation or modification services in connection with a loan secured by a lien on real  
8 property. David B. paid an advance fee of \$1,200 to JESSICA CONDE. David B. made an  
9 additional advance fee payment of \$600 to CHARLES SERRANO on July 29, 2009. CHARLES  
10 SERRANO made numerous substantial misrepresentations to David B. in order to induce David  
11 B. to enter into the advance fee agreement including that JESSICA CONDE was a licensed  
12 attorney that would handle David B.'s loan modification. David B. never met JESSICA CONDE  
13 and later discovered that JESSICA CONDE was not a licensed attorney. Eagle Real Estate  
14 Investment failed to perform the foreclosure forbearance, loan modification or negotiation  
15 services that had been promised to David B.

16           6. On or about August 31, 2009, CHARLES SERRANO and GRACE RENEE  
17 SERRANO solicited and offered to assist borrower Andre R. with foreclosure forbearance, loan  
18 modification or negotiation services on behalf of Eagle Real Estate Investments and MARIO  
19 VAZQUEZ. Andre R. entered into a written advance fee agreement with Eagle Real Estate  
20 Investments for foreclosure forbearance, loan negotiation or modification services in connection  
21 with a loan secured by a lien on real property. Andre R. paid an initial advance fee of \$2,500.  
22 CHARLES SERRANO instructed Andre R. to deposit \$2,500 into GRACE RENEE  
23 SERRANO's bank account as payment for the advance fee. CHARLES SERRANO and  
24 GRACE RENEE SERRANO made numerous substantial misrepresentations to Andre R. in  
25 order to induce Andre R. to enter into the advance fee agreement. The misrepresentations  
26 included, among others, that an attorney would negotiate a loan modification on Andre R.'s  
27 behalf. Andre R. never obtained foreclosure forbearance, loan modification or negotiation

1 services that had been promised to him by Eagle Real Estate Investments.

2 CONCLUSIONS OF LAW

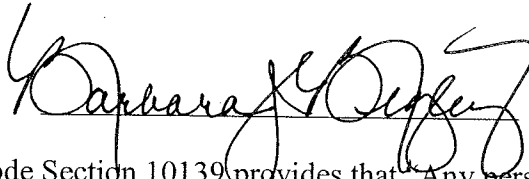
3 7. Based on the information contained in Paragraphs 1 through 5, above, MARIO  
4 VAZQUEZ, CHARLES SERRANO, GRACE RENEE SERRANO, and JESSICA CONDE  
5 violated Code Section 10130 by engaging in activities requiring a real estate license without first  
6 obtaining a broker license from the Department.

7 DESIST AND REFRAIN ORDER

8 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
9 herein, IT IS HEREBY ORDERED THAT MARIO VAZQUEZ, CHARLES SERRANO,  
10 GRACE RENEE SERRANO, and JESSICA CONDE, whether doing business in their own  
11 names or any other fictitious business name, immediately desist and refrain from performing any  
12 acts within the State of California for which a real estate broker license is required, unless you  
13 are so licensed.

14 DATED: 3/12, 2012.

15  
16 BARBARA J. BIGBY  
Acting Real Estate Commissioner

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

24 cc: Mario Vazquez / Charles Serrano / Grace Renee Serrano / Jessica Conde  
25 10700 Jersey Blvd., #700  
26 Rancho Cucamonga, CA 91730  
27

Mario Vazquez  
10722 Arrow Rd., #218  
Rancho Cucamonga, CA 91730

2451 Colorado Blvd., Ste 2  
Los Angeles, CA 90041

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