

FILED

FEB 17 2009

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013

4 (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: 

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:

No. H-35705 LA

12
13 GEORGE ESCALANTE, individually)
14 and doing business as California)
15 Foreclosure Specialists,)
16 MARU LOPEZ, JOSE QUINONEZ,)
17 and CESAR LOPEZ,)
18 Respondents.)
19 _____)

ORDER TO DESIST
AND REFRAIN

20 The Real Estate Commissioner of the State of California (the
21 "Commissioner") has caused an investigation to be conducted of your activities, as described
22 herein, and based upon the findings of that investigation, is of the opinion that you, GEORGE
23 ESCALANTE ("ESCALANTE"), individually, and doing business as California Foreclosure
24 Specialists, you, MARU LOPEZ, you, JOSE QUINONEZ, and, you, CESAR LOPEZ have
25 violated Section 10130 of the California Business and Professions Code ("Code").

26 1.

27 At no time herein mentioned, have you, ESCALANTE, been licensed by the
Department of Real Estate of the State of California (hereinafter "Department").

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1 2.

2 At no time herein mentioned, have you, MARU LOPEZ, been licensed by the
3 Department.

4 3.

5 At no time herein mentioned, have you, JOSE QUINONEZ, been licensed by the
6 Department.

7 4.

8 At no time herein mentioned, have you, CESAR LOPEZ, been licensed by the
9 Department.

10 5.

11 At no time herein mentioned has the Department authorized the use of the
12 fictitious business name, California Foreclosure Specialists, pursuant to the provisions of
13 Section 10159.5 of the Code.

14 6.

15 On or about February 28, 2008, and again, on or about April 21, 2008, you,
16 ESCALANTE, MARU LOPEZ, JOSE QUINONEZ, and CESAR LOPEZ engaged in the
17 business of charging, receiving, collecting or contracting for the collection of a fee for the
18 performance of loan modification services with respect to a loan which is secured by a lien on
19 real property.

20 7.

21 Your acts as described in Paragraph 6, above, are acts requiring a license under
22 the provision of Code Section 10131(d).

23 8.

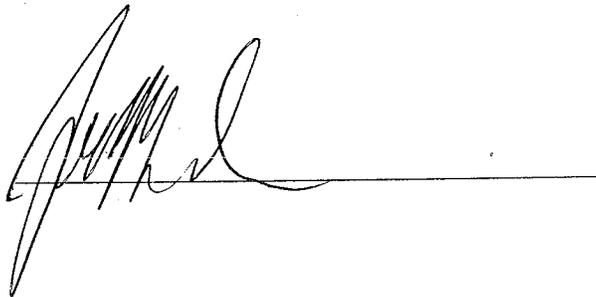
24 You, ESCALANTE, MARU LOPEZ, JOSE QUINONEZ, and CESAR LOPEZ
25 violated Code Section 10130 by engaging in the activities described in Paragraph 6, above,
26 when you were not licensed as a real estate broker or as a real estate salesperson employed by a
27 real estate broker.

1 NOW, THEREFORE, YOU, GEORGE ESCALANTE, MARU LOPEZ, JOSE
2 QUINONEZ, and CESAR LOPEZ ARE ORDERED TO DESIST AND REFRAIN from
3 performing any and all acts requiring a real estate license in the State of California, individually,
4 and under any fictitious business name, until you obtain the required license from the
5 Department.

6 DATED: 2/11, 2009.

7 JEFF DAVI
8 Real Estate Commissioner

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19 cc: George Escalante
20 1010 W. Chapman Avenue
21 Orange, California 92868

21 Maru Lopez
22 1010 W. Chapman Avenue
23 Orange, California 92868

24 Jose Quinonez
25 1010 W. Chapman Avenue
26 Orange, California 92868

26 Cesar Lopez
27 1010 W. Chapman Avenue
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