

1 DEPARTMENT OF REAL ESTATE
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FILED

OCT 27 2010

DEPARTMENT OF REAL ESTATE

By *A. Henry*

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

10 To:

11 JENNA LYNN KING,
12 JUAN SOLORZANO,
13 RANGER REALTY, and,
14 CREDIT FREEDOM, INC.

)
) NO. H- 11016 SF
)
) ORDER TO DESIST AND
) REFRAIN
) (B&P Code Section 10086)
)

15 The Commissioner (Commissioner) of the California Department of Real Estate
16 (Department) caused an investigation to be made of the activities of JENNA LYNN KING
17 (“KING”) and JUAN SOLORZANO (“SOLORZANO”). Based on the investigation, the
18 Commissioner has determined that KING and SOLORZANO have engaged in, are engaging in,
19 or are attempting to engage in, acts or practices constituting violations of the California Business
20 and Professions Code (the “Code”) and/or Title 10, Chapter 6, California Code of Regulations
21 (the “Commissioner’s Regulations”), including 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 Section 10131(d) (performing services for borrowers in connection with loans
24 secured by real property) of the Code. Furthermore, based on the investigation, the
25 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
26 Refrain Order under the authority of Section 10086 of the Code.
27

1 Whenever acts referred to below are attributed to KING, those acts are alleged to have
2 been done by KING, acting by herself, or by and/or through SOLORZANO and/or one or more
3 agent, associate, affiliate, and/or co-conspirator, or using the unlicensed fictitious business name
4 RANGER REALTY, and/or CREDIT FREEDOM, INC., an unlicensed corporation, and/or other
5 names or fictitious names unknown at this time.

6 FINDINGS OF FACT

7 1. KING is presently licensed or has licensing rights in a real estate salesperson
8 license (RES # 01804877) issued by the Department.

9 2. At no time herein mentioned herein have SOLORZANO, RANGER REALTY
10 and CREDIT FREEDOM, INC., been licensed by the Department in any capacity.

11 3. During the period of time set out below, KING, SOLORZANO and/or other
12 agents, associates, affiliates, and/or co-conspirators solicited one or more borrowers and
13 negotiated to do one or more of the following acts for another or others, for or in expectation of
14 compensation: negotiate one or more loans for, or perform services for, borrowers and/or
15 lenders in connection with loans secured directly or collaterally by one or more liens on real
16 property; and charge or demand a fee for any of the services offered, in violation of Sections
17 10130 (real estate broker license required to perform certain acts) and 10139 (criminal
18 penalties for unlicensed activity) of the Code.

19 4. On or about February 16, 2009, KING and SOLORZANO met with David P.
20 and Deborah R. ("the Borrowers") concerning a possible residential mortgage loan
21 modification for two (2) mortgages secured by an American Canyon, California property
22 owned by the Borrowers. During this meeting the Borrowers were informed by KING that
23 KING and SOLORZANO's fee to represent the Borrowers to obtain a loan modification for the
24 senior mortgage was \$1,800.00 which was to be paid in advance. The Borrowers paid KING
25 and KING accepted a check made payable to KING in the amount of \$1,800.00 at this meeting.

26 5. On or about April 2, 2009, the Borrowers again met with KING and
27 SOLORAZANO to discuss the modification of their residential mortgage loan which was in

1 second position of priority and secured by their American Canyon, California property. During
2 this meeting the Borrowers were informed by KING that KING and SOLORZANO's fee to
3 represent the Borrowers in a loan modification for this second mortgage was \$2,000.00 which
4 was to be paid in advance. The Borrowers paid KING and KING accepted a check made
5 payable to KING in the amount of \$2,000.00 at this meeting.

6 CONCLUSIONS OF LAW

7 6. Based on the findings of fact contained in Paragraphs 1 through 5, above, JENNA
8 LYNN KING and JUAN SOLORZANO, acting by and/or through one or more agents,
9 associates, affiliates, and/or co-conspirators using the fictitious business name RANGER
10 REALTY and/or the corporate name CREDIT FREEDOM, INC., and/or other names or fictitious
11 names unknown at this time, solicited one or more borrowers to perform services for those
12 borrowers and/or those borrowers' lenders in connection with loans secured directly or
13 collaterally by one or more liens on real property located within the State of California, acts
14 which require a real estate license under Section 10131(d) of the Code, during a period of time
15 when JENNA LYNN KING did not hold a valid California Department of Real Estate real estate
16 broker license and which JUAN SOLORZANO, RANGER REALTY and CREDIT FREEDOM,
17 INC., were not licensed by the Department in any capacity, in violation of Section 10130 of the
18 Code.

18 DESIST AND REFRAIN ORDER

19 Based on the Findings of Fact and Conclusions of Law stated herein, JENNA LYNN
20 KING and JUAN SOLORZANO whether doing business under your own name, RANGER
21 REALTY, CREDIT FREEDOM, INC., or any other name or fictitious name, ARE HEREBY
22 ORDERED to:

23 1. Immediately desist and refrain from performing any acts within the State of
24 California for which a real estate broker license is required. In particular, you are ordered to
25 desist and refrain from soliciting borrowers and/or performing services for borrowers or lenders
26 in connection with loans secured directly or collaterally by one or more liens on real property,
27 unless and until you obtain a real estate broker license issued by the Department.

1 2. Immediately desist and refrain from charging, demanding, claiming, collecting
2 and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any of the
3 services you offer to others, unless and until you demonstrate and provide evidence satisfactory
4 to the Commissioner that each of you are properly licensed by the Department as a real estate
5 broker, and that JENNA LYNN KING and JUAN SOLORZANO:

6 (A) Have an advance fee agreement which has been submitted to the
7 Department and which is in compliance with Sections 2970 and 2972 of the Regulations;

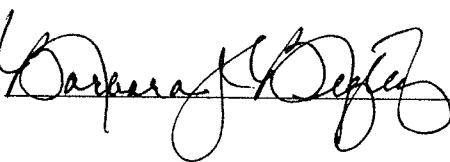
8 (B) Have placed all previously collected advance fees into a trust account for
9 that purpose and are in compliance with Section 10146 of the Code;

10 (C) Have provided an accounting to trust fund owner-beneficiaries pursuant to
11 Section 2972 of the Regulations; and

12 (D) Are in compliance with California law, as amended effective as of
13 October 11, 2009 with respect to loan modification and/or forbearance services. Under the
14 amended law, you can only collect advance fees for loan modification or other mortgage loan
15 forbearance services related to commercial loans and loans for residential properties containing
16 five or more dwelling units.

17 DATED: 10/20, 2010

18 JEFF DAVI
19 Real Estate Commissioner

20 By 

21 **Notice:**

22 Business and Professions Code Section 10139 provides that "Any person acting as a real estate
23 broker or real estate salesperson without a license or who advertises using words indicating that
24 he or she is a real estate broker without being so licensed shall be guilty of a public offense
25 punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the
26 county jail for a term not to exceed six months, or by both fine and imprisonment; or if a
27 corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000.00)."

1 TO:

2 JENNA LYNN KING,
3 RANGER REALTY
4 and CREDIT FREEDOM, INC.
5 2335 Westminster Way
6 Livermore, CA 94551

JENNA LYNN KING,
RANGER REALTY
and CREDIT FREEDOM, INC.
2278-76 International Blvd.
Oakland, CA 94618

6 JUAN SOLORZANO
7 180 Golf Club Rd., #162
8 Pleasant Hill, CA 94523

JUAN SOLORZANO
P.O. Box 661
Martinez, CA 94553

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