

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

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FILED

DEC - 4 2012

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12)
12 SANDRA SHARP,)
13 RICHARD CRESPO,) NO. H-2778 FR
13 G & R CAPITAL INVESTMENTS, INC.,)
14 a Corporation,) FIRST AMENDED
14 G & R CAPITAL GROUP, LLC,) ORDER TO DESIST AND REFRAIN
15 a Corporation, and) (B & P Code Section 10086)
15 8 OPTIONS TO STOP FORECLOSURE.)
16)
17)

18 The Real Estate Commissioner (Commissioner) of the California Department
19 of Real Estate (Department) caused an investigation to be made of the activities of SANDRA
20 SHARP (SHARP), RICHARD CRESPO (CRESPO), G & R CAPITAL INVESTMENTS, INC.
21 (G&R INC.), G & R CAPITAL GROUP, LLC (G&R LLC), 8 OPTIONS TO STOP
22 FORECLOSURE (8 OPTIONS) (collectively referred to as "you"). Based on that investigation,
23 the Commissioner has determined that you have engaged in, are engaging in, or are attempting
24 to engage in, acts or practices constituting violations of the California Business and Professions
25 Code (Code) and/or Title 10, Chapter 6, California Code of Regulations (Regulations), including
26 the business of, acting in the capacity of, and/or advertising or assuming to act as, real estate
27 brokers in the State of California within the meaning of Sections 10131(d) (performing services

1 for borrowers in connection with loans secured by real property) and 10131.2 (collecting
2 advance fees) of the Code. Additionally, you have violated Section 10130 (unlicensed activity).
3 Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
4 of Fact, Conclusions of Law, and First Amended Desist and Refrain Order under the authority of
5 Section 10086 of the Code.

6 Whenever acts referred to below are attributed to SHARP, CRESPO, G&R INC.,
7 G&R LLC, and 8 OPTIONS, those acts are alleged to have been done by SHARP, CRESPO,
8 G&R INC., G&R LLC, and 8 OPTIONS, acting by themselves, or by and/or through one or
9 more agents, associates, affiliates, and/or co-conspirators, known or unknown.

10 FINDINGS OF FACT

11 1. SHARP, CRESPO, G&R INC., G&R LLC, and 8 OPTIONS, are not now,
12 and have never been, licensed by the Department in any capacity.

13 2. During the period of time set out below, SHARP, CRESPO, G&R INC.,
14 G&R LLC, and 8 OPTIONS, solicited borrowers and negotiated to do one or more of the
15 following acts for said borrowers, for or in expectation of compensation: negotiated one or
16 more loans for, or performed services for, borrowers and/or lenders in connection with loans
17 secured directly or collaterally by one or more liens on real property; and charged, demanded or
18 collected an advance fee for any of the services offered, in violation of Sections 10130 and
19 10131(d) of the Code.

20 3. In about January 2009, SHARP, CRESPO, G&R INC., G&R LLC, and
21 8 OPTIONS, claimed, demanded, charged, received, collected or contracted for advance fees
22 from the following borrowers prior to submission to the Department of any or all materials used
23 in advanced fee agreements or performed services for the following borrowers in connection with
24 loans secured with real property before the borrowers became obligated to complete said loans,
25 in violation of Sections 10130 and 10131.2 of the Code:

<u>Borrower</u>	<u>Property Address</u>	<u>Advance Fee</u>	<u>Date</u>
Agripina C	1610 County Line Road	\$1,500	1/2/09
Juan B.	625 Orange Avenue	\$1,500	1/9/09

1 CONCLUSIONS OF LAW

2 1. Based on the Findings of Fact contained in Paragraphs 1 through 3, SHARP,
3 CRESPO, G&R INC., G&R LLC, and 8 OPTIONS, acting by themselves, or by and/or through
4 one or more agents, associates, affiliates, and/or co-conspirators, solicited borrowers and the
5 Department's own employee, to perform services for those borrowers and said employee and
6 their lenders in connection with loans secured directly or collaterally by one or more liens on
7 real property, and charged, demanded or collected advance fees for the services to be provided,
8 which acts require a real estate broker license under Sections 10130, 10131(d), and 10131.2 of
9 the Code, during a period of time when SHARP, CRESPO, G&R INC., G&R LLC, and
10 8 OPTIONS, were not licensed by the Department in any capacity.

11 DESIST AND REFRAIN ORDER

12
13 Based on the Findings of Fact and Conclusions of Law stated herein, you,
14 SANDRA SHARP, RICHARD CRESPO, G & R CAPITAL INVESTMENTS, INC.,
15 G & R CAPITAL GROUP, LLC, 8 OPTIONS TO STOP FORECLOSURE, whether doing
16 business under your own names, or any other names or fictitious names, ARE HEREBY
17 ORDERED to:

18 1. Immediately desist and refrain from performing any acts within the State
19 of California for which a real estate broker license is required until and unless you have
20 obtained a broker license. And, in particular, YOU ARE ORDERED TO DESIST AND
21 REFRAIN FROM:

- 22 (i) charging, demanding, claiming, collecting and/or receiving advance
23 fees, as that term is defined in Section 10026 of the Code, in any form,
24 and under any conditions, with respect to the performance of loan
25 modifications or any other form of mortgage loan forbearance service
26 in connection with loans on residential property containing four or
27 fewer dwelling units (Code Section 10085.6); and,

1 (ii) charging, demanding, claiming, collecting and/or receiving advance
2 fees, as that term is defined in Section 10026 of the Code, for any
3 other real estate related services offered by you to others.

4 DATED: Nov. 16, 2012

5 Real Estate Commissioner

6
7 
8 By **WAYNE S. BELL**
Chief Counsel

9 **-NOTICE-**

10 Business and Professions Code Section 10139 (Penalties for Unlicensed Person) provides that:
11 "Any person acting as a real estate broker, real estate salesperson, or mortgage loan originator
12 without a license or license endorsement, or who advertises using words indicating that he or she
13 is a real estate broker, real estate salesperson, or mortgage loan originator without being so
14 licensed or without having obtained a license endorsement, shall be guilty of a 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). ..."

15 cc: **SANDRA SHARP**

16 18890 Beech Avenue
17 Shafter, CA 93263

18 **RICHARD CRESPO** (aka: Ricardo Torres Crespo)

19 160 Lombardi Street
20 Porterville, CA 93257

21 **G&R CAPITAL INVESTMENTS, INC.**

22 Attn: Richard Crespo aka Ricardo Torres Crespo
23 Agent for Service of Process
24 3511 Union Avenue, Suite B
25 Bakersfield, CA 93305

26 **G&R CAPITAL GROUP, LLC**

27 Attn: Richard Crespo, CEO
3511 Union Avenue
Bakersfield, CA 93305; and

8 OPTIONS TO STOP FORECLOSURE

Attn: Richard Crespo aka Ricardo Torres Crespo
1109 Chester Avenue
Bakersfield, CA 93301

ATTY MFC/kc