

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

4 Telephone: (213) 576-6982

FILED
FEB. 27, 2009
DEPARTMENT OF REAL ESTATE

By C. B.

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 To:) NO. H-35733 LA
12)
13 LUPE DOMINGUEZ, aka Ellie Dominguez;) ORDER TO DESIST
14 CLEO CIBRIAN; LUPE DOMINGUEZ INC.;) AND REFRAIN
15 and PROFESSIONAL FILING SERVICES INC.,)
16 dba Professional Filing Service.)
17)
18)
19)
20)
21)
22)
23)
24)

25 The Real Estate Commissioner of the State of
26 California ("Commissioner") has caused an investigation to be
27 made of your activities requiring a real estate license and,
based on the findings of that investigation, as set forth
below, is of the opinion that you, LUPE DOMINGUEZ, aka Ellie
Dominguez, you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and
you, PROFESSIONAL FILING SERVICES INC., dba Professional Filing
Service, have violated Section 10130.

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1.

You, LUPE DOMINGUEZ, are licensed by the Department of Real Estate of the State of California ("Department") as a real estate salesperson, employed by Charles Neighbors. You are not now and have never been licensed by the Department as a real estate broker.

2.

You, CLEO CIBRIAN, are not now and have never been licensed by the Department as a real estate broker.

3.

You, PROFESSIONAL FILING SERVICES INC., are not now and have never been licensed by the Department as a real estate broker.

4.

You, LUPE DOMINGUEZ INC., are not now and have never been licensed by the Department as a real estate broker.

5.

During a period of time from on or before October 15, 2008, and continuing to the present time, you, LUPE DOMINGUEZ, you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and you, PROFESSIONAL FILING SERVICES INC., acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning of Code Sections 10131(d) and 10131.2, for or in expectation of compensation.

1 Your activities included the operation of or conduct of a real
2 property sales business with the public wherein you engaged in
3 the negotiation and solicitation of borrowers and lenders for
4 loans secured by residential real property. Said activities
5 included representing borrowers in negotiating and modifying
6 terms and obtaining loans secured by real property, and
7 claiming, demanding, charging, receiving, collecting or
8 contracting for an advance fee in connection therewith.
9

10 6.

11 Specifically, on or about October 15, 2008, you LUPE
12 DOMINGUEZ, you, CLEO CIBRIAN, you, LUPE DOMINGUEZ INC., and
13 you, PROFESSIONAL FILING SERVICES INC., solicited borrowers
14 Lilia and Martin Torres to provide loan modification services.
15 In connection with the loan modification services offered, you
16 collected \$1,500.00 as an advance fee pursuant to a written
17 agreement with Mr. and Mrs. Torres.
18

19 7.

20 At all times relevant herein, you, and each of you,
21 advertised your loan modification and related real estate
22 services on the internet.
23

24 8.

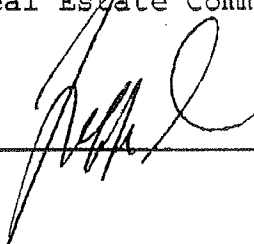
25 Your acts as described in Paragraphs 5, 6 and 7,
26 above, are acts requiring a real estate broker license under
27 the provisions of Code Sections 10131(d) and 10131.2.

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2 You, LUPE DOMINGUEZ, you, CLEO CIBRIAN, you, LUPE
3 DOMINGUEZ INC., and you, PROFESSIONAL FILING SERVICES INC.,
4 violated Code Section 10130 by engaging in the activities
5 described in Paragraphs 5, 6 and 7 above, without first
6 obtaining a real estate broker license from the Department.

7 NOW, THEREFORE, YOU, LUPE DOMINGUEZ, YOU, CLEO
8 CIBRIAN, YOU, LUPE DOMINGUEZ INC., AND YOU, PROFESSIONAL FILING
9 SERVICES INC., ARE ORDERED TO DESIST AND REFRAIN from
10 performing any and all acts within the State of California for
11 which a real estate broker license is required, within the
12 meaning of Code Sections 10131(d) and 10131.2, unless and until
13 you obtain a real estate broker license or a real estate
14 salesperson license and are employed by a real estate broker.
15

16 DATED: 2-26-09.

17
18 JEFF DAVI
19 Real Estate Commissioner

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21
22

23 cc: LUPE DOMINGUEZ, aka Ellie Dominguez
24 7835 Church St.
25 Highland, CA 92346

26 CLEO CIBRIAN
27 595 N. La Cadena Dr.
Colton, CA 92324

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PROFESSIONAL FILING SERVICES INC.
dba Professional Filing Service
595 N. La Cadena Dr.
Colton, CA 92324

LUPE DOMINGUEZ INC.
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Colton, CA 92324