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

**FILED**

JUL 14 2009

4 Telephone: (213) 576-6982

5 DEPARTMENT OF REAL ESTATE

6 BY: 

7  
8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:	)	No. H-36106 LA
	)	
12 HOMESAVORS ABATEMENT, INC.,	)	<u>ORDER TO DESIST</u>
13 HOMESAVORS, INC., LOUIS	)	<u>AND REFRAIN</u>
14 HOLLINGSWORTH, SEAN LA aka	)	(B&P Code Section 10086)
15 SEAN LE, and JAMES WIGGINS,	)	
	)	
	)	
	)	

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17 The Commissioner ("Commissioner") of the California  
18 Department of Real Estate ("Department") caused an investigation  
19 to be made of the activities of HOMESAVORS ABATEMENT, INC.,  
20 HOMESAVORS, INC. LOUIS HOLLINGSWORTH, SEAN LA aka SEAN LE, and  
21 JAMES WIGGINS, and has determined that they have each engaged in  
22 or are engaging in acts or practices constituting violations of  
23 the California Business and Professions Code ("Code") and/or  
24 Title 10, California Code of Regulations ("Regulations")  
25 including engaging in the business of, acting in the capacity of,  
26 advertising, or assuming to act, as real estate brokers in the  
27 State of California within the meaning of Code Section 10131(d)

1 (soliciting borrowers or lenders or negotiating loans) and  
2 Section 10131.2 (claiming advance fees in connection with a  
3 loan). Based on the findings of that investigation, as set forth  
4 below, the Commissioner hereby issues the following Findings of  
5 Fact and Desist and Refrain Order pursuant to Code Section 10086.

6 FINDINGS OF FACT

7 1. At no time herein mentioned has HOMESAVORS  
8 ABATEMENT, INC., HOMESAVORS, INC., LOUIS HOLLINGSWORTH, SEAN LA  
9 aka SEAN LE, and JAMES WIGGINS been licensed by the Department  
10 in any capacity.

11 2. At the time set forth below HOMESAVORS ABATEMENT,  
12 INC., HOMESAVORS, INC., LOUIS HOLLINGSWORTH, SEAN LA aka SEAN  
13 LE, and JAMES WIGGINS engaged in the business of, acted in the  
14 capacity of, or advertised a loan modification service and  
15 advance fee brokerage offering to perform and performing loan  
16 modification services with respect to loans which were secured  
17 by liens on real property for compensation or in expectation of  
18 compensation and for fees often collected in advance as well as  
19 at the conclusion of the transaction.

20 3. On or about April 30, 2008, HOMESAVORS ABATEMENT,  
21 INC., HOMESAVORS, INC., LOUIS HOLLINGSWORTH, SEAN LA aka SEAN  
22 LE, and JAMES WIGGINS entered into an agreement with Palmer and  
23 Ana Laughlin to negotiate a loan modification with respect to a  
24 loan secured by a lien(s) on the real property located at 4923  
25 Walnut Avenue, Chino, California 91710 in exchange for payment  
26 of an advance fee of \$3,000.

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1 (ii) charging, demanding, or collecting an advance fee  
2 for any of the services they offer to others, unless and until  
3 they obtain a real estate broker license issued by the  
4 Department, and until they demonstrate and provide evidence  
5 satisfactory to the Commissioner that they are in full compliance  
6 with all requirements of the Code and Regulations relating to  
7 charging, collecting, and accounting for advance fees.

8 DATED: 7/8, 2009.  
9

10 JEFF DAVI  
11 Real Estate Commissioner

12 

13 BY: Barbara J. Bigby  
Chief Deputy Commissioner

14 **Notice:** Business and Professions Code Section 10139 provides  
15 that "Any person acting as a real estate broker or real estate  
16 salesperson without a license or who advertises using words  
17 indicating that he or she is a real estate broker without being  
18 so licensed shall be guilty of a public offense punishable by a  
19 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)."

20 cc: HomeSavors Abatement, Inc.  
21 4500 Campus Drive, Suite 471  
Newport Beach, California 92660

22 HomeSavors, Inc.  
23 391 N. Main Street  
Corona, California 92880

24 Louis Hollingsworth  
25 4500 Campus Drive, Suite 471  
Newport Beach, California 92660

26 Sean La aka Sean Le  
27 814 Quail Meadows  
Irvin, California 92603

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James Wiggins  
6449 Laurel Street  
Corona, California 92880



Professions Code. A hearing was set for October 5, 2009. Respondent was duly notified of the hearing but failed to appear. Respondent's default was entered herein.

II

At no time has Respondent been licensed by the Department in any capacity.

III

On or about April 30, 2008, Respondent advertised for, and thereafter entered into an agreement to negotiate a loan modification with respect to a loan secured by a lien on real property in exchange for payment of an advance fee.

IV

The Department's investigation determined that Respondent performed and/or participated in loan solicitation, negotiation and modification activities which require a license under the provisions of Business and Professions Code Sections 10131(d) and 10131.2 during a period of time when he was not licensed by the Department in any capacity.

DETERMINATION OF ISSUES

I

Cause for issuance of the Desist and Refrain Order exists pursuant to Business and Professions Code Sections 10086 and 10130.

II

The standard of proof applied was by a preponderance of the evidence.

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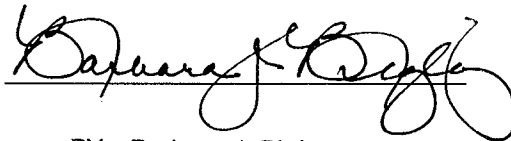
ORDER

The Desist and Refrain Order issued to LOUIS HOLLINGSWORTH, under the provisions of Code Section 10086, is sustained.

This Decision shall become effective at  
12 o'clock noon November 12, 2009.

DATED: 10-19-09.

JEFF DAVI  
Real Estate Commissioner

A handwritten signature in black ink, appearing to read "Barbara J. Bigby", written over a horizontal line.

BY: Barbara J. Bigby  
Chief Deputy Commissioner

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**FILED**

OCT - 8 2009

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Order to	)	NO. H-36106 LA
Desist and Refrain	)	L-2009090697
	)	
HOMESAVORS ABATEMENT, INC.,	)	
HOMESAVORS, INC., <u>LOUIS</u>	)	<u>DEFAULT ORDER</u>
<u>HOLLINGSWORTH</u> , SEAN LA aka	)	
SEAN LE, and JAMES WIGGINS.	)	
	)	
	)	

Respondent LOUIS HOLLINGSWORTH, filed a hearing request within the time required by Section 10086 of the Business and Professions Code. A hearing was set for October 5, 2009. Respondent was duly notified of the hearing but failed to appear. Respondent is now in default. It is therefore, ordered that a default be entered on the record in this matter.

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IT IS SO OREDERED

October 8, 2009

JEFF DAVI  
Real Estate Commissioner

By:

Dolores Weeks

DOLORES WEEKS  
Regional Manager

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