

1 DEPARTMENT OF REAL ESTATE  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 576-6982



By [Signature]

8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

10 To: )  
11 ) NO. H-36755 LA  
12 LINDA PUPPO, dba Park Avenue Realty, )  
13 PEDRO TORRES, JUAN ALEJANDRO ) ORDER TO DESIST AND  
14 VASQUEZ, JOSE RODRIGUEZ, MARIA ) REFRAIN  
15 LOURDES RAMIREZ, FRANCISCO SANTANA, )  
16 EDNA OLMOS, NANCY SANCHEZ, JORGE )  
17 RAMIREZ, and LINA NORENA. ) (B&P Code Section 10086)  
18 )  
19 )

20 The Commissioner ("Commissioner") of the California Department of Real Estate  
21 ("Department") caused an investigation to be made of the activities of LINDA PUPPO, doing  
22 business as Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE  
23 RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS,  
24 NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA. Based on that investigation,  
25 the Commissioner has determined that LINDA PUPPO, doing business as Park Avenue Realty  
26 have employed and/or compensated individuals who were not licensed by the Department to  
27 perform activities requiring a real estate license in violation of California Business and  
Professions Code ("Code") Section 10137; and further, LINDA PUPPO, doing business as Park  
Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ,  
MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY

1 SANCHEZ, JORGE RAMIREZ, and LINA NORENA, have engaged in, are engaging in, or are  
2 attempting to engage in, the business of claiming, demanding, charging, receiving, collecting or  
3 contracting for the collection of an advance fee in connection with employment undertaken to  
4 promote the sale or lease of real property or to obtain a loan or loans on real property, including  
5 the performance of loan negotiation and loan modification services with respect to loans which  
6 are secured by liens on real property, within the meaning of Code Sections 10131(d) and  
7 10131.2. In connection with said activities, the Commissioner has determined that LINDA  
8 PUPPO, doing business as Park Avenue Realty, PEDRO TORRES, JUAN ALEJANDRO  
9 VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA,  
10 EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA have engaged  
11 in activities which constitute violations of the Code and Title 10, California Code of Regulations  
12 ("Regulations"). Furthermore, based on the investigation, the Commissioner hereby issues the  
13 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
14 authority of Code Section 100.

15 Whenever acts referred to below are attributed to Park Avenue Realty, those acts  
16 are alleged to have been done by Park Avenue Realty, acting by and/or through one or more  
17 agents, associates, affiliates, and/or co-conspirator including, but not limited to, LINDA PUPPO,  
18 PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES  
19 RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE  
20 RAMIREZ, and LINA NORENA, and any other persons unknown at this time.

#### 21 FINDINGS OF FACT

22 1. LINDA PUPPO has been licensed by the Department as a real estate broker  
23 since December 31, 2007. From on or about August 18, 2008, to the present, LINDA PUPPO  
24 has been doing business as Park Avenue Realty.

25 2. During all times mentioned herein, Park Avenue Realty was not licensed by  
26 the Department in any capacity.

27 3. During all times mentioned herein, PEDRO TORRES was not licensed by the

1 Department in any capacity.

2 4. During all times mentioned herein, JUAN ALEJANDRO VASQUEZ was not  
3 licensed by the Department in any capacity.

4 5. During all times mentioned herein, JOSE RODRIGUEZ was not licensed by  
5 the Department in any capacity.

6 6. During all times mentioned herein, MARIA LOURDES RAMIREZ was not  
7 licensed by the Department in any capacity.

8 7. During all times mentioned herein, FRANCISCO SANTANA was not licensed  
9 by the Department in any capacity.

10 8. During all times mentioned herein, EDNA OLMOS was not licensed by the  
11 Department in any capacity.

12 9. During all times mentioned herein, NANCY SANCHEZ was not licensed by  
13 the Department in any capacity.

14 10. During all times mentioned herein, JORGE RAMIREZ was not licensed by  
15 the Department in any capacity.

16 11. During all times mentioned herein, LINA NORENA was not licensed by the  
17 Department in any capacity.

18 12. During the period of time set forth below, Park Avenue Realty solicited  
19 borrowers and negotiated to do one or more of the following acts for another or others, for or in  
20 expectation of compensation: negotiate the purchase, sale or exchange of real property; negotiate  
21 one or more loans for, or perform services for, borrowers and/or lenders in connection with loans  
22 secured directly or collaterally by one or more liens on real property; and charge, demand or  
23 collect an advance fee for any of the services offered.

24 13. For an unknown period of time beginning no later than October, 2008, and  
25 continuing through January 31, 2009, Park Avenue Realty advertised loan modification services.

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1           Audit

2           14. On July 29, 2009, the Department completed an audit examination of the  
3 books and records of LINDA PUPPO pertaining to the mortgage loan, advance fee and loan  
4 negotiation and modification service activities described in Paragraphs 12 and 13, which require  
5 a real estate license. The audit examination covered a period of time beginning on December 31,  
6 2007 to May 31, 2009. The audit examination revealed violation of Code Section 10130.

7           15. LINDA PUPPO, while doing business as Park Avenue Realty, employed or  
8 allowed unlicensed individuals to solicit, engage in or perform services for borrowers in  
9 connection with loans secured by real property and other activities that require a real estate  
10 license. The unlicensed individuals listed below were employed or compensated for conducting  
11 activities that require a real estate license in connection with loan modification services.

- 12           a. PEDRO TORRES performed activities for borrowers Eloisa May and  
13 Antonio Garcia.  
14           b. JUAN ALEJANDRO VASQUEZ performed activities for borrower Meliton  
15 Mendez.  
16           c. JOSE RODRIGUEZ performed activities for borrower Javier Gutierrez.  
17           d. MARIA LOURDES RAMIREZ performed activities for borrower Ramon  
18 Araujo.  
19           e. FRANCISCO SANTANA performed activities for borrower Maria Alvarez.  
20           f. EDNA OLMOS performed activities for borrower Fabian Bustillos.  
21           g. NANCY SANCHEZ performed activities for borrower Cristobal Cervantes.  
22           h. JORGE RAMIREZ performed activities for borrower Jose Americano.  
23           i. LINA NORENA performed activities for borrower Cindy Arriola-Muniz.

24                           CONCLUSIONS OF LAW

25           16. Based on the findings of fact contained in Paragraphs 1 through 15 above,  
26 Park Avenue Realty, acting by and/or through one or more agents, associates, representatives,  
27 and/or co-conspirators including, but not limited to, LINDA PUPPO, PEDRO TORRES, JUAN

1 ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES RAMIREZ,  
2 FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE RAMIREZ, and  
3 LINA NORENA, or any other persons unknown at this time, solicited borrowers and performed  
4 services for those borrowers and/or those borrowers' lenders in connection with loans secured  
5 directly or collaterally by one or more liens on real property, and charged, demanded or collected  
6 advance fees for the services to be provided, which acts require a real estate broker license under  
7 Code Sections 10131(d) and 10131.2, during a period of time when Park Avenue Realty,  
8 PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA LOURDES  
9 RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY SANCHEZ, JORGE  
10 RAMIREZ, and LINA NORENA were not licensed by the Department as real estate brokers, in  
11 violation of Code Section 10130.

12 17. Based on the information contained in Paragraphs 1 through 15, above,  
13 LINDA PUPPO, doing business as Park Avenue Realty violated Code Section 10137 by  
14 employing and/or compensating individuals who were not licensed as real estate salespersons or  
15 as brokers to perform activities requiring a real estate license.

16 DESIST AND REFRAIN ORDER

17 Based upon the FINDINGS OF FACT AND CONCLUSIONS OF LAW stated  
18 herein, it is ordered that, PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE  
19 RODRIGUEZ, MARIA LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS,  
20 NANCY SANCHEZ, JORGE RAMIREZ, and LINA NORENA, whether doing business under  
21 their own names, or any other fictitious names, ARE HEREBY ORDERED to:

22 1. Immediately desist and refrain from performing any acts within the State of  
23 California for which a real estate broker license is required. In particular each of them is  
24 ORDERED TO DESIST AND REFRAIN from:

25 2. charging, demanding, claiming, collecting and/or receiving advance fees, as  
26 that term is defined in Code Section 10026, in any form, and under any conditions, with respect  
27 to the performance of loan modifications or any other form of mortgage loan forbearance

1 service in connection with loans on residential property containing four or fewer dwelling units  
2 (Code Section 10085.6).

3 3. charging, demanding, claiming, collecting and/or receiving advance fees, as  
4 that term is defined in Code Section 10026, for any other real estate related services offered by  
5 you to others, unless and until you demonstrate and provide evidence satisfactory to the  
6 Commissioner that you are properly licensed by the Department as a real estate broker.

7 IT IS FURTHER ORDERED THAT LINDA PUPPO, doing business as Park  
8 Avenue Realty:

9 Immediately desist and refrain from employing or compensating, directly or  
10 indirectly, any unlicensed person for performing acts which a real estate license is required.

11 DATED: 7/22, 2010.

12  
13 JEFF DAVI  
14 Real Estate Commissioner  
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18 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
19 real estate broker or real estate salesperson without a license or who advertises using words  
20 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
21 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)."

22 cc: PEDRO TORRES, JUAN ALEJANDRO VASQUEZ, JOSE RODRIGUEZ, MARIA  
23 LOURDES RAMIREZ, FRANCISCO SANTANA, EDNA OLMOS, NANCY  
24 SANCHEZ, JORGE RAMIREZ, and LINA NORENA

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