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3 Los Angeles, California 90013-1105

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**FILED**  
AUG 26 2011  
DEPARTMENT OF REAL ESTATE

By \_\_\_\_\_

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To: ) No. H-37479 LA  
12 )  
13 MEREDIAN LOAN SERVICES ) ORDER TO DESIST  
14 CORPORATION; ) AND REFRAIN  
15 MEREDIAN FINANCIAL ) (B&P Code Section 10086)  
16 CORPORATION; )  
17 FORTIS TITLE SOLUTIONS )  
18 CORPORATION; )  
19 PAUL ANTHONY FERRIS; and )  
20 JAMES TOUFIC ASSALI. )  
21 )  
22 )

19 The Commissioner ("Commissioner") of the California Department of Real Estate  
20 ("Department") caused an investigation to be made of the activities of MEREDIAN LOAN  
21 SERVICES CORPORATION, MEREDIAN FINANCIAL CORPORATION; FORTIS TITLE  
22 SOLUTIONS CORPORATION; PAUL ANTHONY FERRIS and JAMES TOUFIC ASSALI.  
23 Based on that investigation the Commissioner has determined that MEREDIAN LOAN  
24 SERVICES CORPORATION, MEREDIAN FINANCIAL CORPORATION; FORTIS TITLE  
25 SOLUTIONS CORPORATION; PAUL ANTHONY FERRIS and JAMES TOUFIC ASSALI.  
26 have engaged in or are engaging in acts or attempting to engage in the business of, acting in the  
27 capacity of, and/or advertising or assuming to act as real estate brokers in the State of California

1 within the meaning of Business and Professions Code Sections 10131 (a) (solicit prospective  
2 sellers or purchasers or negotiate the purchase, sale or exchange of real property) and 10131(d)  
3 (solicit borrowers for or negotiate loans or perform services for borrowers in connection with  
4 loans secured by liens on real property).

5 In addition, based on that investigation, the Commissioner has determined that  
6 MEREDIAN LOAN SERVICES CORPORATION; MEREDIAN FINANCIAL  
7 CORPORATION; FORTIS TITLE SOLUTIONS CORPORATION; PAUL ANTHONY  
8 FERRIS; and JAMES TOUFIC ASSALI have engaged in or are engaging in acts or are  
9 attempting to engage practices constituting violations of the California Business and Professions  
10 Code (“Code”) and/or Title 10, California Code of Regulations (“Regulations”). Based on the  
11 findings of that investigation, set forth below, the Commissioner hereby issues the following  
12 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of  
13 Section 10086 of the Code.

14 FINDINGS OF FACT

15 1. From March 19, 2003 through March 18, 2011, MEREDIAN LOAN  
16 SERVICES CORPORATION (“MEREDIAN”) was licensed (License No. 01303565) as a real  
17 estate corporation. From March 19, 2007 through March 18, 2011, MEREDIAN was acting by  
18 and through PAUL ANTHONY FERRIS (“FERRIS”) as its designated broker-officer pursuant  
19 to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

20 2. From July 31, 1997 through the present, FERRIS has been licensed (License  
21 No. 01061844) as a real estate broker. From March 19, 2007 through March 18, 2011, FERRIS  
22 was the broker-officer of MEREDIAN.

23 3. From June 16, 1998 through the present, JAMES TOUFIC ASSALI  
24 (“ASSALI”) has been licensed (License No. 01238666) as a real estate salesperson. From  
25 October 26, 2006 through March 11, 2010, ASSALI was licensed under the employ of  
26 MEREDIAN.





1                   1. Immediately desist and refrain from charging, demanding, claiming, collecting  
2 and/or receiving advance fees, as that term is defined in Code Section 10026, in any form, and  
3 under any conditions, with respect to the performance of loan modification or any other form of  
4 mortgage loan forbearance services in connection with loans on residential property containing  
5 four or fewer dwelling units (Code Section 10085.6).

6                   2. Immediately desist and refrain from charging, demanding, claiming, collecting  
7 and/or receiving advance fees, as that term is defined in Code Section 10026, for any of the other  
8 real estate related services offered to others, unless and until MERIDIAN LOAN SERVICES  
9 CORPORATION and PAUL ANTHONY FERRIS and each of them, demonstrate and provide  
10 evidence satisfactory to the Commissioner that each:

11                   a. Has an advance fee agreement which has been submitted to the Department  
12 and which is in compliance with Code Section 10085 and Regulation 2970;

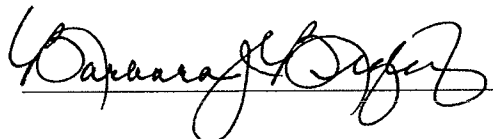
13                   b. Has placed all previously collected advance fees into a trust account for that  
14 purpose and is in compliance with Code Section 10146; and

15                   c. Has provided an accounting to trust fund owner-beneficiaries from whom  
16 advance fees have previously been collected in compliance with Code Section 10146 and  
17 Regulation 2972.

18                   3. Immediately desist and refrain from using any unlicensed fictitious business  
19 name to conduct activities that require a real estate license unless you hold a license bearing the  
20 fictitious business name as required under Code Section 10159.5 and Regulation 2731.

21  
22                   DATED: 8/19, 2011.

23  
24                   BARBARA J. BIGBY  
25                   Acting Real Estate Commissioner

26                     
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1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
2 real estate broker or real estate salesperson without a license or who advertises using words  
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
7 (\$60,000)."

8 cc: Meredian Loan Services Corporation/Meredian Financial Corporation/  
9

10 James Toufic Assali  
11 3080 Bristol Street, Suite 430  
12 Costa Mesa, CA 92626

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