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1 Department of Real Estate
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MAR 06 2012

DEPARTMENT OF REAL ESTATE
BY: Guadalupe Valencia

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 To:)	No. H-37942 LA
)	
12 STACIE SAYASANE, GLADYS)	<u>ORDER TO DESIST</u>
13 PEREZ and SAM EVANS)	<u>AND REFRAIN</u>
)	
)	(B&P Code Section 10086)
15 _____)	

16 The Commissioner ("Commissioner") of the California Department of Real Estate
17 ("Department") caused an investigation to be made of the activities of STACIE SAYASANE
18 ("SAYASANE"), GLADYS PEREZ ("PEREZ") and SAM EVANS ("EVANS"). Based on that
19 investigation the Commissioner has determined that SAYASANE, PEREZ and EVANS have
20 engaged in, or are engaging in, acts, or are attempting to engage in the business of, acting in the
21 capacity of, and/or advertising or assuming to act as real estate brokers in the State of California
22 within the meaning of Business and Professions Code Sections 10131(d) (soliciting borrowers,
23 negotiating loans or performing services for borrowers in connection with loans secured by real
24 property) and 10131.2 (advance fee handling).

25 In addition, based on that investigation, the Commissioner has determined that
26 SAYASANE, PEREZ and EVANS have engaged in, or are engaging in, acts, or are attempting
27 to engage in practices constituting violations of the California Business and Professions Code

1 (“Code”). Based on the findings of that investigation, set forth below, the Commissioner hereby
2 issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under
3 the authority of Section 10086 of the Code.

4 FINDINGS OF FACT

5 1. SAYASANE, PEREZ and EVANS are not now, nor have they ever been,
6 licensed by the Department in any capacity.

7 2. At all times set forth below, SAYASANE, PEREZ and EVANS were
8 employed by United Fidelity Group Inc (“UFGI”) a licensed real estate corporation.

9 3. At the times set forth below, SAYASANE, PEREZ and EVANS
10 negotiated to do one or more of the following acts for another or others, for or in expectation of
11 compensation: engaged in the business of, acted in the capacity of, or advertised a loan
12 modification and negotiation service and advance fee brokerage with respect to loans which were
13 secured by liens on real property for compensation or in expectation of compensation and for
14 fees collected in advance of the transaction.

15 Steve B. Transaction

16 4. On April 1, 2009, Steve B. entered into an agreement with UFGI in which
17 UFGI agreed to negotiate a modification of a loan secured by Steve B.’s property in exchange
18 for Steve B.’s payment of advance fees to UFGI. On April 1, 2009, Steve B. paid \$4,000 in
19 advance fees to UFGI. SAYASANE negotiated with Steve B.’s lender on behalf of UFGI.

20 Joseph M. Transaction

21 5. After being solicited by EVANS, Joseph M. entered into an agreement with
22 UFGI in which UFGI agreed to negotiate a modification of a loan secured by Joseph M.’s
23 property in exchange for Joseph M.’s payment of advance fees to UFGI.

24 Randy and Carol H. Transaction

25 6. In July 2009, Randy and Carole H. were solicited for UFGI by PEREZ. On
26 July 30, 2009, Randy and Carol H. entered into an agreement with UFGI in which UFGI agreed
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1 to negotiate a modification of a loan secured by the Randy and Carol H's property, in exchange
2 for payment of advance fees to UFGI. The advance fees were collected by PEREZ.

3 CONCLUSIONS OF LAW

4 7. Based on the information contained in Paragraphs 1 through 6 above,
5 SAYASANE, PEREZ and EVANS violated Code Section 10130 by engaging in activities
6 requiring a broker license without first obtaining a broker license from the Department.

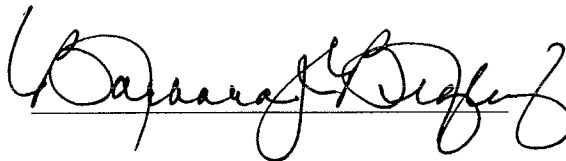
7 DESIST AND REFRAIN ORDER

8 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
9 herein, it is hereby ordered that:

10 STACIE SAYASANE, GLADYS PEREZ and SAM EVANS immediately desist
11 and refrain from: performing any acts within the State of California for which a real estate broker
12 license is required, unless STACIE SAYASANE, GLADYS PEREZ and SAM EVANS are so
13 licensed.

14
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16 DATED: 3/1/12

17
18 BARBARA J. BIGBY
Acting Real Estate Commissioner

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

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cc: STACIE SAYASANE
4519 Larch Street
San Diego, CA 92105

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SAM EVANS
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