

FILED

AUG 13 2010

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0791
5

DEPARTMENT OF REAL ESTATE

By *R. Henry*

6 STATE OF CALIFORNIA
7 DEPARTMENT OF REAL ESTATE

8 To:)
9 JOSEPH D. ACQUISTAPACE, and) NO. H-5441 SAC
10 LEGAL MODIFICATION SERVICES, LLC)
11) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

12 The Commissioner (Commissioner) of the California Department of Real Estate
13 (Department) caused an investigation to be made of the activities JOSEPH D. ACQUISTAPACE
14 (ACQUISTAPACE) and LEGAL MODIFICATION SERVICES, LLC (LMS). Based on that
15 investigation, the Commissioner has determined that ACQUISTAPACE and LMS have engaged
16 in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the
17 California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of
18 Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising
19 or assuming to act as, a real estate broker in the State of California within the meaning of Section
20 10131(d) (performing services for borrowers in connection with loans secured by real property)
21 of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the
22 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
23 authority of Section 10086 of the Code.

24 FINDINGS OF FACT

25 1. At all times relevant herein ACQUISTAPACE has been licensed by the Department as a real
26 estate salesperson under Department license number 01465790 and at no time has he held a
27 real estate broker license issued by the Department. Further, at all times relevant herein,

1 ACQUISTAPACE was not and is not employed by, nor working under the supervision of a
2 real estate broker licensed by the Department. ACQUISTAPACE therefore, is unable to
3 accept compensation for licensed acts in violation of Section 10137 of the Code (unlawful
4 employment or payment of compensation).

5 2. At no time was LMS, a limited partnership organized by ACQUISTAPACE, licensed by the
6 Department in any capacity and therefore cannot conduct acts for which a valid real estate
7 license is required.

8 3. During the time periods set out below, ACQUISTAPACE and LMS and/or other agents,
9 associates, affiliates, and/or co-conspirators solicited one or more borrowers and negotiated
10 to do one or more of the following acts for another or others, for or in expectation of
11 compensation: negotiate one or more loans for, or perform services for, borrowers and/or
12 lenders in connection with loans secured directly or collaterally by one or more liens on real
13 property; and charge, demand or collect an advance fee for any of the services offered, in
14 violation of Sections 10130 (real estate broker license required to perform certain acts),
15 10085.5 (real estate broker license required to charge or collect an advance fee), and 10139
16 (criminal penalties for unlicensed activity) of the Code.

17 4. On or around June 1, 2009 and continuing through September, 2009, ACQUISTAPACE
18 and/or LMS acting through ACQUISTAPACE, entered into a written agreement with
19 Kendell J. to negotiate loan modifications for promissory notes secured by his properties
20 located in Marysville, California. ACQUISTAPACE and/or LMS acting through
21 ACQUISTAPACE were to negotiate the loan modification. Kendell J. agreed to pay and did
22 pay to ACQUISTAPACE and/or LMS acting through ACQUISTAPACE in advance the
23 total sum of \$4,585.00 for loan modification services. ACQUISTAPACE and/or LMS acting
24 through ACQUISTAPACE accepted from Kendell J. the sum of \$4,585.00 as its fee for the
25 aforementioned loan modification services, all in violation of Sections 10130, 10137 and
26 10085.5, and 10139 of the Code.

27 ///

1 CONCLUSIONS OF LAW

2 5. Based on the findings of fact contained in paragraphs 1 through 4, above:

3 (i) ACQUISTAPACE and/or LMS acting through ACQUISTAPACE
4 and/or through one or more agents, associates, affiliates, and/or co-conspirators, using the name
5 LMS, or other names or fictitious names unknown at this time, solicited one or more borrowers
6 and performed services for those borrowers and/or those borrowers' lenders in connection with
7 loans secured directly or collaterally by one or more liens on real property, acts which require a
8 real estate license under Section 10131(d) of the Code (soliciting borrowers or lenders in
9 connections with loans secured by real property), during a period of time when
10 ACQUISTAPACE and/or LMS acting through ACQUISTAPACE were not licensed by the
11 Department to act as a real estate broker.

12 (ii) ACQUISTAPACE and/or LMS acting through ACQUISTAPACE
13 and/or through one or more agents, associates, affiliates, and/or co-conspirators, using the name
14 LMS, or other names or fictitious names unknown at this time for, or in expectation of,
15 compensation negotiated one or more loans for, or perform services for, borrowers and/or
16 lenders in connection with loans secured directly or collaterally by one or more liens on real
17 property; and charged, demanded or collected an advance fee for any of the services offered, in
18 violation of Sections 10130 (real estate broker license required to perform certain acts),
19 10085.5 (real estate broker license required to charge or collect an advance fee), and 10139
20 (criminal penalties for unlicensed activity) of the Code.

21 DESIST AND REFRAIN ORDER

22 Based on the findings of fact and conclusions of law stated herein, ACQUISTAPACE
23 and/or LMS acting through ACQUISTAPACE and/or doing business under your own name, the
24 name Legal Modification Services, LLC, or any other name or fictitious name, ARE HEREBY
25 ORDERED TO:

26 ///

1 1. Immediately desist and refrain from performing any acts within the State of California
2 for which a real estate broker license is required. In particular, you are ordered to desist
3 and refrain from:

4 (i) soliciting borrowers and/or performing services for borrowers or lenders in
5 connection with loans secured directly or collaterally by one or more liens on real
6 property,

7 (ii) from charging, demanding, or collecting an advance fee for any of the services
8 you offer to others, unless and until you obtain a real estate broker license issued
9 by the Department, and until you demonstrate and provide evidence satisfactory to
10 the Commissioner that you are in full compliance with all of the requirements of
11 the Code and Regulations relating to charging, collecting, and accounting for
12 advance fees, including Section 10146 (place all previously collected advance fees
13 into a trust account for that purpose) of the Code and Sections 2970 (an advance
14 fee agreement must be submitted to the Department and be in compliance with the
15 Regulations) and 2972 (must provide an accounting to trust fund owner-
16 beneficiaries) of the Regulations and;

17 (iii) within five (5) business days of service of this Desist and Refrain
18 Order you are to refund to Kendell J., the total sum of \$4,585.00 you
19 wrongfully and illegally collected from Kendell J., collected by or on behalf of
20 you as you fee for the aforementioned loan modification services and provide
21 proof to the Department of your compliance with this refund order.

22
23 DATED: 8-11, 2010

24 JEFF DAVI
25 Real Estate Commissioner

26 By 
27

1
2 **- NOTICE -**

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

9 TO: Loan Modification Services, LLC
10 c/o Joseph Acquistapace, Agent for Service of Process
11 1100 Melody Lane, #125
12 Roseville, CA 95678

13 Joseph Acquistapace
14 1100 Melody Lane, #125
15 Roseville, CA 95678

16 Joseph Acquistapace
17 3598 Bardolino Way
18 Rancho Cordova, CA 95670

19
20
21
22
23
24
25
26
27
kce