

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
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FILED
MAR 25 2009
DEPARTMENT OF REAL ESTATE
K. Sheldahl

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

TO:)
NATIONAL FORECLOSURE)
ADMINISTRATION, LLC and)
MICHAEL LOUIS CURTIS SABEDRA)

NO. H-35798 LA

ORDER TO
DESIST AND REFRAIN

The Real Estate Commissioner of the State of California (hereinafter "Commissioner") has caused an investigation to be made of your activities and based upon the findings herein below set forth, is of the opinion that you, NATIONAL FORECLOSURE ADMINISTRATION, LLC and MICHAEL LOUIS CURTIS SABEDRA, have violated Section 10130 of the California Business and Professions Code (hereinafter the "Code") by engaging in the business of or acting as a real estate broker, within the meaning of Section 10131(d) of the Code without first having obtained a real estate broker license from the California Department of Real Estate (hereinafter the "Department").

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1.

At no time herein mentioned were you, NATIONAL FORECLOSURE ADMINISTRATION, LLC or MICHAEL LOUIS CURTIS SABEDRA, licensed by the Department as a real estate broker.

2.

At all times herein mentioned you, MICHAEL LOUIS CURTIS SABEDRA, were an agent of or in the employ of NATIONAL FORECLOSURE ADMINISTRATION, LLC, and you were compensated for performing acts pursuant to said employment in furtherance of the activities discussed in Paragraph 3 below.

3.

During the period beginning in or about August 2008 and continuing, you, MICHAEL LOUIS CURTIS SABEDRA, and you, NATIONAL FORECLOSURE ADMINISTRATION, LLC, among other things, solicited and/or performed services for borrowers, in connection with loans secured directly or collaterally by liens on real property or on a business opportunity, for or in expectation of a compensation.

4.

The acts you, MICHAEL LOUIS CURTIS SABEDRA, and you, NATIONAL FORECLOSURE ADMINISTRATION, LLC performed, for or in expectation of compensation, described in Paragraph 3 above are acts requiring a real estate broker license under the provisions of Section 10131(d).

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1 5.

2 You, MICHAEL LOUIS CURTIS SABEDRA, and you, NATIONAL
3 FORECLOSURE ADMINISTRATION, LLC, violated Section 10130 of the
4 Code by engaging in the activities described above in Paragraph 3
5 without first obtaining a real estate broker license from the
6 Department.

7 NOW THEREFORE, YOU, MICHAEL LOUIS CURTIS SABEDRA, AND
8 YOU, NATIONAL FORECLOSURE ADMINISTRATION, LLC, ARE HEREBY ORDERED
9 TO DESIST AND REFRAIN from performing any and all acts for which
10 a real estate broker license is required until such time as you
11 obtain the required license from the Department.

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13 DATED: 3/20 _____, 2009

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15 JEFF DAVI
16 Real Estate Commissioner

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23 cc: MICHAEL LOUIS CURTIS SABEDRA
24 14106 Rondeau Street, #8
25 Westminster, CA 92683

26 NATIONAL FORECLOSURE ADMINISTRATION, LLC
27 18430 Brookhurst Street, Ste. 202H
Fountain Valley, CA 92708