

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187000
3 Sacramento, CA 95818-7000
4 Telephone: (916) 227-0789

FILED
JAN 18 2003

DEPARTMENT OF REAL ESTATE

By *Kathleen Contreras*

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 TO: MORTGAGE LOAN SPECIALISTS,) NO. H-2799 SD
13 INC.,)
14 MICHELLE RENEE HUBERS,) ORDER TO DESIST AND REFRAIN
TODD JASON YARBOROUGH.) (B&P Code Section 10086)

15 The Real Estate Commissioner of the State of California
16 ("Commissioner") has determined through an investigation that you
17 have engaged and are engaging in acts which are in violation of
18 the sections of the Real Estate Law (Business and Professions
19 Code Section 10000, et seq.) (hereinafter "the Code") set forth
20 below.

21 I

22 At all times herein mentioned, you, MORTGAGE LOAN
23 SPECIALISTS, INC., were licensed as a corporate real estate
24 broker acting by and through you, MICHELLE RENEE HUBERS, as its
25 designated broker officer. You, TODD JASON YARBOROUGH, were
26 licensed as a real estate salesperson acting in the employ of
27 you, MORTGAGE LOAN SPECIALISTS, INC.

1 II

2 Whenever any reference is made to you, or an act of
3 you, it shall be deemed to refer to each of you unless otherwise
4 noted.

5 III

6 At all times herein mentioned, you engaged in the
7 business of and acted in the capacity of a real estate broker in
8 the State of California within the meaning of Section 10131(d) of
9 the Code by soliciting borrowers or lenders for or negotiating
10 loans secured directly or collaterally by liens on real property.
11 Included in said acts was the negotiation of a loan for Rachel
12 Clibborn (hereinafter " Clibborn ") and secured by a lien on real
13 property known as 3223 Dehesa Road, #27, El Cajon, California.

14 IV

15 In the course of negotiating the loan described in
16 Paragraph III, you failed to deliver to Clibborn within three
17 business days after receipt of a completed loan application a
18 written statement containing all the information required by
19 Section 10241 of the Code. Said failure to deliver the statement
20 is a violation of Section 10240 of the Code.

21 V

22 In the course of negotiating the loan described in
23 Paragraph III, you failed to deliver to Clibborn a conformed copy
24 of the deed of trust within a reasonable amount of time from the
25 date of recording of said deed of trust. Said failure to deliver
26 the conformed copy of the deed of trust is a violation of Section
27 10234.5 of the Code.

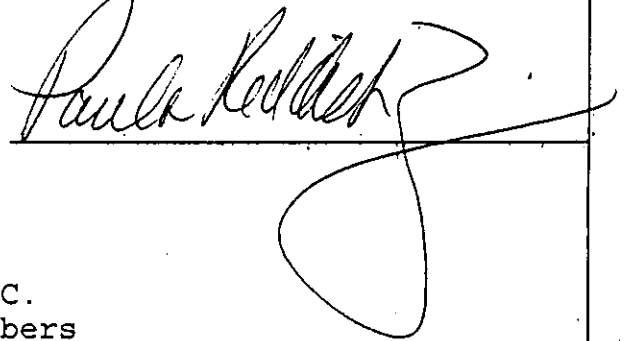
VI

You, MORTGAGE LOAN SPECIALISTS, INC., failed to retain copies of documents obtained by you in connection with negotiating the loan described in Paragraph III. Said failure to retain copies of documents is a violation of Section 10148 of the Code.

NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN from doing any of the acts and/or omissions in violation of the Code, which are described above.

DATED: November 12, 2002.

PAULA REDDISH ZINNEMAN
Real Estate Commissioner



cc: MORTGAGE LOAN SPECIALISTS, INC.
Attention: Michelle Renee Hubers
514 Via de la Valle, #202
Solana Beach, CA 92075

MICHELLE RENEE HUBERS
5422 Shannon Ridge Lane
San Diego, CA 92130

TODD JASON YARBOROUGH
P. O. Box 3451
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