

SEP - 3 2009

DEPARTMENT OF REAL ESTATE
BY: Jane B. Kim

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	No. H-35929 LA
WORLD FINANCIAL FUNDING INC.,)	
)	
Respondent.)	
_____)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on July 7, 2009, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On or about May 5, 2009, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. On May 6 and May 14, 2009, the Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent WORLD FINANCIAL FUNDING INC. at its last known mailing address on file with the Department at 120 S. Victory Blvd. #203, Burbank, CA 91502. This mailing, and others sent to alternative addresses, were returned marked by the Post Office marked, "Undeliverable." No Notice of Defense has been received from Respondent WORLD FINANCIAL FUNDING INC.

On July 7, 2009, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent WORLD FINANCIAL FUNDING INC.'s default was entered herein.

2.

Respondent WORLD FINANCIAL FUNDING INC. (hereinafter "WORLD FINANCIAL") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a corporate real estate broker. Respondent WORLD FINANCIAL has been licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a corporate real estate broker since on or about August 1, 2003. Respondent does not currently have a designated broker-officer.

3.

At all times relevant herein, the business and mailing address maintained on file by Respondent WORLD FINANCIAL with the Department is and was 120 S. Victory Blvd. #203, Burbank, California.

4.

On January 16, 2009, representatives of the Department visited 120 S. Victory Blvd. #203, Burbank, CA and found that Respondent WORLD FINANCIAL no longer occupied the premises.

5.

On or before January 16, 2009, Respondent WORLD FINANCIAL left and/or abandoned its principal place of business and the location of its mailing address on file with the Department. Thereafter, Respondent WORLD FINANCIAL failed to maintain on file with the Department a new address for the principal place of business for its real estate brokerage activities.

DETERMINATION OF ISSUES

1.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

2.

The conduct, acts and/or omissions of Respondent WORLD FINANCIAL, in abandoning its office and failing to notify the Department of a new address, as described above in Findings of Fact 4 and 5, was in violation of Title 10, California Code of Regulations, Regulation 2715 and Code Section 10162, and constitutes cause for the suspension or revocation of the real estate licenses and license rights of Respondent WORLD FINANCIAL under the provisions of Code Sections 10165, 10177(d) and 10177(g).

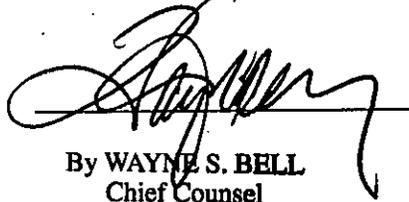
ORDER

All licenses and license rights of Respondent WORLD FINANCIAL FUNDING
INC. under the provisions of Part I of Division 4 of the Business and Professions Code are
revoked.

This Decision shall become effective at 12 o'clock noon on SEP 23 2009

DATED: AUG 31 2009

JEFF DAVI
Real Estate Commissioner



A handwritten signature in black ink, appearing to read 'Wayne S. Bell', is written over a horizontal line.

By WAYNE S. BELL
Chief Counsel

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013

4 (213) 576-6982

FILED

JUL - 7 2009

DEPARTMENT OF REAL ESTATE
BY: Jane B. Leon

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-35929 LA
12 WORLD FINANCIAL FUNDING INC.,) DEFAULT ORDER
13 Respondent.)

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16
17 Respondent WORLD FINANCIAL FUNDING INC., having
18 failed to file a Notice of Defense within the time required
19 by Section 11506 of the Government Code, is now in default.
20 It is, therefore, ordered that a default be entered on the
21 record in this matter.

22 IT IS SO ORDERED

July 2, 2009

23 JEFF DAVI
24 Real Estate Commissioner

25 BY:

Dolores Weeks
26 DOLORES WEEKS
27 Regional Manager

Sacto 2/10/09

MARTHA J. ROSETT, Counsel (SBN 142072)
Department of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
Direct: (213) 620-6430 (Direct)

FILED
MAY - 6 2009
DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-35929 LA
))
))
WORLD FINANCIAL FUNDING INC.,)	<u>A C C U S A T I O N</u>
))
))
Respondent.))
))

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against Respondent WORLD FINANCIAL FUNDING INC., is informed and alleges as follows:

1.

The Complainant, Maria Suarez brings this Accusation in her official capacity.

2.

Respondent WORLD FINANCIAL FUNDING INC. (hereinafter "WORLD FINANCIAL"), is presently licensed and at all times

1 relevant herein was licensed under the Real Estate Law, Part 1 of
2 Division 4 of the California Business and Professions Code
3 (hereinafter "Code") as a corporate real estate broker.

4 Respondent WORLD FINANCIAL has been licensed by the Department as
5 a corporate real estate broker since on or about August 1, 2003.
6 Respondent WORLD FINANCIAL does not currently have a designated
7 broker-officer.

8 3.

9 At all times relevant herein, the business and mailing
10 address maintained on file by Respondent WORLD FINANCIAL with the
11 Department is and was 120 S. Victory Blvd. #203, Burbank,
12 California.

13 4.

14 On January 16, 2009, representatives of the Department
15 visited 120 S. Victory Blvd #203, Burbank, California, and found
16 that Respondent WORLD FINANCIAL no longer occupied the premises.
17

18 5.

19 On or before January 16, 2009, Respondent WORLD
20 FINANCIAL left and/or abandoned its principal place of business
21 and the location of its mailing address on file with the
22 Department. Thereafter, Respondent WORLD FINANCIAL failed to
23 maintain on file with the Department a new address for the
24 principal place of business for its real estate brokerage
25 activities.

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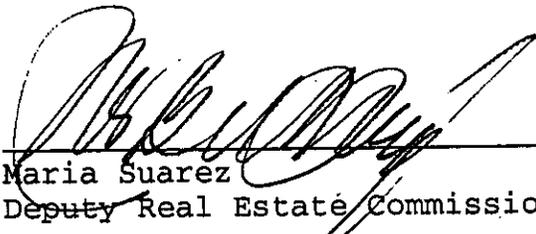
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The conduct, acts and/or omissions of Respondent WORLD FINANCIAL, in abandoning its office and failing to notify the Department of a new address, as described above, was in violation of Regulation 2715 and Code Section 10162, and constitutes cause for the suspension or revocation of Respondent WORLD FINANCIAL's license and license rights under the provisions of Code Sections 10165, 10177(d), and/or 10177(g).

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent WORLD FINANCIAL FUNDING INC. and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California,
this 5th day of May, 2009.



Maria Suarez
Deputy Real Estate Commissioner

cc: World Financial Funding Inc.
Maria Suarez
Sacto.