



1 within the meaning of Business and Professions Code Section 10131(d) (solicit borrowers for or  
2 negotiate loans or perform services for borrowers in connection with loans secured by liens on  
3 real property).

4 In addition, based on that investigation, the Commissioner has determined that  
5 Respondents have engaged in or are engaging in acts or are attempting to engage practices  
6 constituting violations of the California Business and Professions Code ("Code"). Based on the  
7 findings of that investigation, set forth below, the Commissioner hereby issues the following  
8 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of  
9 Section 10086 of the Code.

#### 10 FINDINGS OF FACT

11 1. At no time mentioned herein have SECURE DOC PREP CORP, DAIN  
12 TURNER ("TURNER"), CARLO LONGO ("LONGO"), RUBEN CORONA ("CORONA"),  
13 and ROBERT (NMN) MARQUEZ ("MARQUEZ") ever been licensed by the Department in any  
14 capacity.

15 2. From September 12, 2006 through the present, Brian Jason Morales  
16 ("Morales") has been licensed as a real estate broker, License ID 01441520.

17 3. From March 23, 2005, through March 4, 2013, REINHARD  
18 SCHOENHOEFER ("SCHOENHOEFER") was licensed as a real estate salesperson, License ID  
19 01473232. From January 22, 2010 through December 29, 2010, SCHOENHOEFER was  
20 licensed under the employment of Morales. SCHOENHOEFER's real estate salesperson license  
21 was revoked by the Department on March 5, 2013, in Department Case No. H-38429 LA.

22 4. SIMPLICITY REALTY 1 is a California corporation formed on or about  
23 September 11, 2009. TURNER and Morales were former officers and directors of SIMPLICITY  
24 REALTY 1. CORONA is currently an officer and director of SIMPLICITY REALTY 1.

25 5. On or about February 25, 2010, Morales submitted a copy of the minutes and  
26 resolutions for SIMPLICITY REALTY 1, in response to a letter of inquiry from the Department  
27 concerning SIMPLICITY REALTY 1's original application for a corporation license application.

1 On the minutes and resolutions submitted by Morales, DAIN TURNER was listed as the  
2 President, CEO, and Secretary of SIMPLICITY REALTY 1; Morales was listed as the Treasurer  
3 of SIMPLICITY REALTY 1; and the address for SIMPLICITY REALTY 1 was listed as 17748  
4 Sky Park Circle, Suite 260, Irvine, California 92614.

5 6. From March 10, 2010 through March 4, 2013, SIMPLICITY REALTY 1 was  
6 licensed by the Department as a corporate real estate broker, License ID 01876367. The main  
7 office and mailing address for SIMPLICITY REALTY 1 listed with the Department was 2450  
8 White Road, Suite 250, Irvine, California 92614. SIMPLICITY REALTY 1's corporate real  
9 estate broker license was revoked by the Department on March 5, 2013, in Department Case No.  
10 H-38429 LA.

11 7. From March 10, 2010 through March 15, 2011, SIMPLICITY REALTY 1 was  
12 acting by and through Morales as its designated officer pursuant to Code Section 10159.2 to be  
13 responsible for ensuring compliance with the Real Estate Law. Morales cancelled his  
14 designation as officer of SIMPLICITY REALTY 1 as of March 15, 2011.

15 8. SECURE DOC PREP CORP is a California corporation formed on or about  
16 March 14, 2009. SCHOENHOEFER, LONGO, and TURNER were former officers and  
17 directors of SECURE DOC PREP CORP. CORONA is currently an officer and director of  
18 SECURE DOC PREP CORP.

19 9. At all times relevant herein, SECURE DOC PREP CORP and SIMPLICITY  
20 REALTY 1 shared the same office addresses of 2450 White Road, Suite 250, Irvine, California  
21 92614 and/or 17748 Sky Park Circle, Suite 260, Irvine, California 92614.

22 10. From November 1, 2010 through the present, ZAHERA YOUSOFZOY has  
23 been licensed by the Department as a real estate salesperson, License ID 01890000.  
24 YOUSOFZOY was licensed under the employment of broker, Malibu Funding, Inc. from  
25 November 1, 2010, through February 19, 2013.

26 11. On or about June 24, 2009, YOUSOFZOY and SCHOENHOEFER, opened a  
27 business checking account on behalf of SECURE DOC PREP with Wells Fargo Bank in Irvine,

1 California. YOUSOFZOY and SCHOENHOEFER were authorized signers on the account. The  
2 bank business account application lists SCHOENHOEFER as the owner and YOUSOFZOY as a  
3 partner of SECURE DOC PREP. The mailing and business address listed for SECURE DOC  
4 PREP is 2450 White Road #250, Irvine, California 92614.

5 12. Within the three year period from the filing of this Order to Desist and  
6 Refrain, in the State of California, Respondents, while using their own names or other fictitious  
7 business names including SECURE DOC PREP CORP and/or SIMPLICITY REALTY 1,  
8 engaged in the business of a real estate broker conducting activities requiring a real estate license  
9 within the meaning of Code Section 10131(d) (solicit borrowers for or negotiate loans or perform  
10 services for borrowers in connection with loans secured by liens on real property).

11 13. For compensation or in expectation of compensation and for fees collected in  
12 advance, Respondents, through their agents, employees, or independent contractors, solicited  
13 borrowers by offering to conduct loan negotiations and modifications, foreclosure forbearance,  
14 mitigation, or foreclosure consultant services in connection with loans secured by liens on real  
15 property.

16 14. On or about September 22, 2009, Respondents, through their agents,  
17 employees, or independent contractors, charged and collected advance fees totaling \$3,990 from  
18 borrowers Scott and Barbara L. for mortgage loan negotiation, modification or forbearance  
19 services.

20 15. On or about October 14, 2010, Respondents, through MARQUEZ and other  
21 agents, employees, or independent contractors, charged advance fees of \$2,295 from borrower  
22 Eugene S. for mortgage loan negotiation, modification or forbearance services. Respondents  
23 collected \$1,721.22 from Eugene S. for said services.

#### 24 CONCLUSIONS OF LAW

25 16. Based on the information contained in Paragraphs 1 through 15, above,  
26 SECURE DOC PREP CORP, DAIN TURNER, REINHARD SCHOENHOEFER, ZAHERA  
27 YOUSOFZOY, CARLO LONGO, RUBEN CORONA, and ROBERT (NMN) MARQUEZ

1 violated Code Section 10130 by engaging in activities requiring a real estate license without first  
2 obtaining a broker license from the Department.

3 17. Based on the information contained in Paragraphs 1 through 15, above,  
4 SIMPLICITY REALTY 1 violated Code Sections 10085.5 and 10085.6 by claiming, demanding,  
5 charging or collecting advance fees for attempts to negotiate or perform mortgage loan  
6 modification or forbearance services.

7 DESIST AND REFRAIN ORDER

8 1. Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
9 herein, IT IS HEREBY ORDERED THAT SECURE DOC PREP CORP, DAIN TURNER,  
10 REINHARD SCHOENHOEFER, ZAHERA YOUSOFZOY, CARLO LONGO, RUBEN  
11 CORONA, and ROBERT (NMN) MARQUEZ whether doing business in their own name or any  
12 other fictitious business name, immediately desist and refrain from performing any acts within  
13 the State of California for which a real estate broker license is required, and in particular,  
14 soliciting borrowers and/or performing services for borrowers or lenders in connection with  
15 loans secured directly or collaterally by one or more liens on real property, unless and until you  
16 obtain a real estate broker license issued by the Department.

17 2. Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated  
18 herein, IT IS HEREBY ORDERED THAT SIMPLICITY REALTY 1 IS ORDERED TO  
19 DESIST AND REFRAIN from collecting advance fees within the meaning of Code Sections  
20 10085.5 and 10085.6.

21 AND FURTHERMORE, THAT SIMPLICITY REALTY 1 IS ORDERED TO  
22 DESIST AND REFRAIN from collecting trust funds or advance fees as that term is defined in  
23 Code Section 10026, unless and until SIMPLICITY REALTY 1 provides evidence satisfactory  
24 to the Real Estate Commissioner and demonstrates that SIMPLICITY REALTY 1 has:

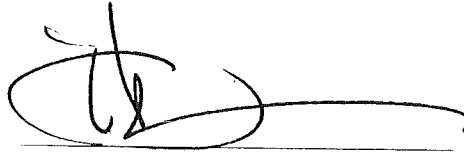
25 (1) a pre-approved advance fee agreement from the Department of Real Estate  
26 pursuant to Regulation 2970;

1 (2) placed all previously collected advance fees into a trust account for that  
2 purpose and are in compliance with Code Section 10146; and

3 (3) provided an accounting to trust fund owner-beneficiaries pursuant to  
4 Regulation 2972.

5 DATED: May 29 2013

6  
7 REAL ESTATE COMMISSIONER

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9 

10 By: Jeffrey Mason  
11 Chief Deputy Commissioner

12 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
13 real estate broker or real estate salesperson without a license or who advertises using words  
14 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
15 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
16 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
17 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
18 (\$60,000)."

16 cc: Dain Turner  
17 Reinhard Schoenhofer  
18 Carlo Longo

18 Secure Doc Prep Corp, Simplicity Realty 1, Ruben Corona, and Robert (NMN) Marquez  
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