

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Horizon Property Holdings, LLC
Cydney Sanchez
9107 Wilshire Boulevard, Suite 500
Beverly Hills, California 90210

DESIST AND REFRAIN ORDER
(For violations of section 25110 and 25401 of the Corporations Code)

The California Corporations Commissioner finds that:

1. At all relevant times, Horizon Property Holdings, LLC (“HPH”) was, or is, an entity whose legal status is unknown. HPH’s last known principal office is located at 9107 Wilshire Boulevard, Suite 500, Beverly Hills, California 90210. HPH engages in pooling funds with private investors for real estate related investments, and allegedly specializes in “foreclosure property problems.”

2. At all relevant times, Cydney Sanchez (“Sanchez”), represented to investors and held herself out as the owner of HPH.

3. Beginning in or about at least September 2006 and continuing thereafter, HPH and Sanchez have engaged in the offer or sale of securities in the form of promissory notes secured by a Short Form Deed of Trust and Assignment of Rents, to the general public, including California residents.

4. From about September 2006 to at least March 2007, HPH and Sanchez offered or sold securities in the form of promissory notes worth at least \$60,000 to at least three California residents.

5. Sanchez represented to investors that a minimum of \$5,000 was required to invest in HPH, which would be used to “bail people out of foreclosures.”. Each investor referenced herein invested at least \$20,000. Sanchez told the investors that they would each receive \$6,000 back every

1 three months. In addition, in return for their investments, Sanchez executed a Short Form Deed of
2 Trust and Assignment of Rents, describing each investor as the beneficiary of the trust.

3 6. The purported purpose of the offering was to raise funds for further investment in
4 HPH's real estate investment program.

5 7. These securities were offered or sold in this state in issuer transactions. The
6 Department of Corporations has not issued a permit or other form of qualification authorizing any
7 person to offer or sell these securities in this state.

8 8. In connection with these offers or sales, Sanchez misrepresented that investors would
9 receive quarterly interest payments when she had no justifiable basis for representing as such. In fact,
10 investors have not received the promised interest payments and Sanchez would not respond to
11 inquiries from investors regarding their investments.

12 Based upon the foregoing findings, the California Corporations Commissioner is of the
13 opinion that the investments in the form of promissory notes that were offered or sold are securities
14 subject to qualification under the California Corporate Securities Law of 1968 and are being or have
15 been offered or sold without being qualified in violation of Corporations Code section 25110.
16 Pursuant to section 25532 of the Corporate Securities Law of 1968, Horizon Property Holdings, LLC
17 and Cydney Sanchez are hereby ordered to desist and refrain from the further offer or sale in the State
18 of California of securities, including but not limited to investments in the form of promissory notes
19 unless and until qualification has been made under the law or unless exempt. This Order is
20 necessary, in the public interest, for the protection of investors and consistent with the purposes,
21 policies, and provisions of the Corporate Securities Law of 1968.

22 Further, the California Corporations Commissioner is of the opinion that the securities in the
23 form of promissory notes, were offered or sold in this state by means of written or oral
24 communications which included an untrue statement of a material fact or omitted to state a material
25 fact necessary in order to make the statements made, in the light of the circumstances under which
26 they were made, not misleading, in violation of section 25401 of the Corporate Securities Law of
27 1968. Pursuant to section 25532 of the Corporate Securities Law of 1968, Horizon Property
28 Holdings, LLC and Cydney Sanchez are hereby ordered to desist and refrain from offering or selling

1 or buying or offering to buy any security in the State of California, including but not limited to
2 securities in the form of promissory notes by means of any written or oral communication which
3 includes an untrue statement of a material fact or omits to state a material fact necessary in order to
4 make the statements made, in the light of the circumstances under which they were made, not
5 misleading.

6 This Order is necessary, in the public interest, for the protection of investors and consistent
7 with the purposes, policies, and provisions of the Corporate Securities Law of 1968.

8 Dated: August 11, 2008
9 Los Angeles, California

PRESTON DuFAUCHARD
California Corporations Commissioner

11 By _____
12 ALAN S. WEINGER
13 Acting Deputy Commissioner
14 Enforcement Division

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28