

1 6. In connection with the offer and sale of these securities, Blackwood and Tapia made,
2 or caused to be made, misrepresentations of material fact or omitted to state a material fact necessary
3 to make the statements made, in the light of the circumstances under which the statements were
4 made, not misleading, in violation of Corporations Code section 25401. Specifically, Blackwood and
5 Tapia misrepresented to at least one investor that his funds would be used to purchase and sell 80
6 bank-owned properties, and in return, the investor would receive \$50,000.00 to \$100,000.00, if
7 Blackwood was able to secure buyers for the properties under the contract. Otherwise, the principal
8 investment would be returned to the investor. Additionally, Blackwood and Tapia misrepresented that
9 the investment had no risk. The investor has yet to realize any profit or return of principal.

10 Based on the foregoing findings, the Commissioner of Business Oversight is of the opinion
11 that securities in the form of investment contracts called “Assignment of Properties” were offered and
12 sold in this state by Blackwood Equities, LLC and Vicente Tapia a.k.a. Vincent Tapia, by means of a
13 written or oral communication which included untrue statements of material fact or omitted to state a
14 material fact necessary to make the statement made, in light of the circumstances under which they
15 were made, not misleading, in violation of section 25401 of the Corporate Securities Law of 1968
16 (Corp. Code, § 25000 et seq.).

17 Pursuant to Section 25532 of the Corporations Code, Blackwood Equities, LLC and Vicente
18 Tapia a.k.a. Vincent Tapia, are hereby ordered to desist and refrain from offering or selling or buying
19 or offering to buy any security in California, including but not limited to investment contracts called
20 “Assignment of Properties,” by means of any written or oral communication which includes an
21 untrue statement of a material fact or omits to state a material fact necessary in order to make the
22 statements made, in light of circumstances under which they were made, not misleading.

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

3 Dated: October 2, 2017
4 Sacramento, California

JAN LYNN OWEN
Commissioner of Business Oversight

5 By _____
6 MARY ANN SMITH
7 Deputy Commissioner
8 Enforcement Division

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