

1 STATE OF CALIFORNIA  
2 BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
3 DEPARTMENT OF BUSINESS OVERSIGHT

4 TO: Juan Sopprani, also known as Juan S. Ludena  
5 1392 Sullivan Street  
6 Upland, California 91784

7 9220 Haven Avenue, #240  
8 Rancho Cucamonga, California 91730

9 **DESIST AND REFRAIN ORDER**  
10 **(For violations of section 50002, subdivision (d) of the Financial Code)**

11 The Commissioner of Business Oversight (Commissioner) finds that:

12 1. At all relevant times, Juan Sopprani, also known as Juan S. Ludena (Sopprani) was an  
13 individual with the last known addresses of 1392 Sullivan Street, Upland, California 91784 and 9220  
14 Haven Avenue, #240, Rancho Cucamonga, California 91730. Sopprani asserts on the internet  
15 through social media that he is associated with “Inland Empire Home and Mortgage,” a business  
16 entity of unknown formation and location.

17 2. Beginning in at least October 2018, Sopprani engaged in the business of a mortgage  
18 loan originator with respect to a dwelling located in Apple Valley, California. Sopprani, for  
19 compensation or gain, or in the expectation of compensation or gain, accepted a residential mortgage  
20 loan application, provided a loan estimate, and/or offered or negotiated terms of a residential  
21 mortgage loan.

22 3. In the process of engaging in the business of a mortgage loan originator, Sopprani  
23 represented to a California homeowner that he would “match or beat” the interest rates the  
24 homeowner received from Navy Federal Credit Union. Sopprani also represented that he was an  
25 employee of Best Capital Funding, Inc., a California corporation duly licensed by the Commissioner  
26 when, in fact, he was not.

27 4. Financial Code section 50003.5 defines a “mortgage loan originator” as any individual  
28 who, for compensation or gain, or in the exaptation of compensation or gain, takes a residential  
mortgage loan application or offers or negotiates terms of a residential mortgage loan.

1           5.       Financial Code section 50002, subdivision (d), prohibits an individual from engaging  
2 in the business of a mortgage loan originator with respect to any dwelling located in this state without  
3 first obtaining and maintaining annually a license in accordance with the requirements of the  
4 California Residential Mortgage Lending Act (Fin. Code, § 5000 et seq.) (CRMLA).

5           6.       Sopprani is not exempt from the license requirement set forth in Financial Code  
6 section 50140. Sopprani does not hold a license issued by the Commissioner to engage in the  
7 business of a mortgage loan originator as required by Financial Code section 50002, subdivision (d).

8           Based on the foregoing findings, the Commissioner is of the opinion that Juan Sopprani, also  
9 known as Juan Ludena is subject to the laws regulating mortgage loan originators under the CRMLA  
10 and has engaged in the business of a mortgage loan originator with respect to any dwelling located in  
11 this state without first obtaining and maintaining annually a license from the Commissioner in  
12 accordance with the CRMLA.

13           Pursuant to Financial Code section 50320, Juan Sopprani, also known as Juan Ludena is  
14 hereby ordered to desist and refrain from engaging in the business of a mortgage loan originator in  
15 the State of California, without first obtaining a license from the Commissioner, or otherwise being  
16 exempt.

17           This Order is necessary, in the public interest, for the protection of investors and consistent  
18 with the purposes, policies, and provisions of the California Residential Mortgage Lending Act.

19  
20 Dated: March 18, 2019  
21 Sacramento, California

JAN LYNN OWEN  
Commissioner of Business Oversight

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23  
24 By \_\_\_\_\_  
25 MARY ANN SMITH  
26 Deputy Commissioner  
27 Enforcement Division  
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