

1 DEPARTMENT OF REAL ESTATE  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 576-6982

FILED  
JULY 14, 2009  
DEPARTMENT OF REAL ESTATE

By ca

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8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

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11 To: )  
12 ) NO. H-36107 LA  
13 DAVID M. BRACKETT, SCOTT THERIAULT, )  
14 and ROBERT ALLEN, dba Wespac Solutions, LLC, ) ORDER TO DESIST AND  
15 and/or any other names or fictitious names used by ) REFRAIN  
16 DAVID BRACKETT, SCOTT THERIAULT, and ) (B&P Code Section 10086)  
17 ROBERT ALLEN. )  
18 )

19 The Commissioner (Commissioner) of the California Department of Real Estate  
20 (Department) caused an investigation to be made of the activities of DAVID M. BRACKETT  
21 (BRACKETT), SCOTT THERIAULT (THERIAULT) and ROBERT ALLEN (ALLEN). Based  
22 on that investigation, the Commissioner has determined that BRACKETT, THERIAULT, and  
23 ALLEN have engaged in, are engaging in, or are attempting to engage in, acts or practices  
24 constituting violations of the California Business and Professions Code (Code) and/or Title 10,  
25 Chapter 6, California Code of Regulations (Regulations), including the business of, acting in the  
26 capacity of, and/or advertising or assuming to act as, a real estate broker in the State of  
27 California within the meaning of Section 10131(d) (performing services for borrowers in  
connection with loans secured by real property) of the Code. Furthermore, based on the  
investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.



1 more agents, associates, affiliates, and/or co-conspirators, and using the name “Wespac  
2 Solutions, LLC”, or other names or fictitious names unknown at this time, solicited borrowers  
3 and performed services for those borrowers and/or those borrowers' lenders in connection with  
4 loans secured directly or collaterally by one or more liens on real property, and charged,  
5 demanded or collected advance fees for the services to be provided, which acts require a real  
6 estate broker license under Sections 10131(d) and 10131.2 of the Code, during a period of time  
7 when BRACKETT, THERIAULT, and ALLEN were not licensed by the Department as a real  
8 estate broker, in violation of Section 10130 of the Code.

9 DESIST AND REFRAIN ORDER

10 Based on the Findings of Fact and Conclusions of Law stated herein, you,  
11 DAVID M. BRACKETT, SCOTT THERIAULT, and ROBERT ALLEN, whether doing  
12 business under your own names, or any other names or fictitious names, ARE HEREBY  
13 ORDERED to

14 1. immediately desist and refrain from performing any acts within the State of  
15 California for which a real estate broker license is required. In particular, you are ordered to  
16 desist and refrain from:

17 (i) soliciting borrowers and/or performing services for borrowers or lenders in  
18 connection with loans secured directly or collaterally by one or more liens on real property, and

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1 (ii) from charging, demanding, or collecting an advance fee for any of the  
2 services you offer to others, unless and until you obtain a real estate broker license issued by the  
3 Department, and until you demonstrate and provide evidence satisfactory to the Commissioner  
4 that you are in full compliance with all of the requirements of the Code and Regulations relating  
5 to charging, collecting, and accounting for advance fees.

6 DATED: 7/8 2009

7 JEFF DAVI  
8 Real Estate Commissioner

9   
10 BY: Barbara J. Bigby  
11 Chief Deputy Commissioner

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

17 cc: Wespac Solutions, LLC/David M. Brackett/ Scott Theriault/Robert Allen  
18 23022 La Cadena, Suite 206  
19 Laguna Hills, CA 92653

20 David M. Brackett  
21 24756 Scott Lane  
Lake Forest, CA 92630

22 Scott Theriault  
23 11 Escapade Court  
Newport Beach, CA 92663

24 Robert Allen  
25 20941 Paseo Nogal  
26 Lake Forest, CA 92630  
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