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**STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCIAL REGULATION**

In the Matter of:

DM-15-0043

Mahan Matthew Abbasi aka Matthew Abbasi;
Abbasi Law Corporation dba Abbasi &
Associates, PC; ANH Legal Group, Inc., and
Hope 4 Homes, Inc. dba Hope for Homes
Today,

**Final Order to Cease and Desist and
Consent to Entry of Order as to Mahan
Matthew Abbasi aka Matthew Abbasi and
Abbasi Law Corporation dba Abbasi &
Associates**

Respondents.

10 The Director of the Department of Consumer and Business Services for the State of
11 Oregon (Director) conducted an investigation of Mahan Matthew Abbasi aka Matthew Abbasi
12 (Abbasi); Abbasi Law Corporation dba Abbasi & Associates (AA); ANH Legal Group, Inc.,
13 (ANH); and Hope 4 Homes, Inc. dba Hope 4 Homes Today (Hope); and determined that Abbasi
14 and AA engaged in activities constituting violations of Oregon Revised Statutes (ORS) 86A.100
15 *et seq.* and Oregon Administrative Rules (OAR) 441-850-0005 through 441-885-0010
16 (collectively Oregon Mortgage Lender Laws and Rules) and ORS 697.602 to 697.842 and OAR
17 441-910-0000 through 441-910-0120 (collectively Oregon Debt Management Service Provider
18 Laws and Rules). Abbasi and AA jointly deny that they have violated the ORS or OAR in any
19 manner but Abbasi and AA have agreed to enter into the herein order in good faith to settle the
20 matters noted herein with the Director without admitting any liability. This order relates to
21 Abbasi and AA only. The resolution of this matter as to the remaining respondents, ANH and
22 Hope, is addressed in separate orders.

23 **NOW THEREFORE**, as evidenced by the authorized signature subscribed on this
24 order, Abbasi and AA hereby consents entry of this order upon the Director's Findings of Fact
25 and Conclusions of Law as stated hereinafter.

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Matthew Abbasi aka Matthew Abbasi and Abbasi Law Corporation dba Abbasi & Associates
PC only– DM-15-0043



FINDINGS OF FACTS

The Director finds that:

1. At all times material to this Order, Abbasi was a licensed attorney in California but no other state.

2. Abbasi has never held a license to engage in residential mortgage transactions as a mortgage broker in Oregon and has never been registered to provide debt management services in Oregon.

3. At all times material to this order Abbasi represented that he was the president of AA.

4. AA was incorporated in California with a current reported principal place of business of 8889 West Olympic Blvd., Ste. 240, Beverly Hills, CA 90221. Other addresses used by AA include 3255 Cahuenga Boulevard West, Ste. 305, Los Angeles, CA 910068, 6320 Canoga Avenue, Suite 790, Woodland Hills, CA 91367. AA and Abbasi have not used any other address in the past 6 years.

5. AA has never been registered with the Oregon Secretary of State to do business in Oregon.

6. AA has never been licensed to engage in residential mortgage transactions in Oregon and has never been registered to provide debt management services in Oregon.

7. At all times material to this Order, consumer GR was an Oregon resident and was party to a home mortgage loan secured by real estate located in Oregon.

8. On or about September 3, 2009, GR contacted AA and entered into an agreement with AA to negotiate a loan modification with GR's lender.

9. Beginning on or about September 3, 2009, GR began making payments to AA for AA's services in negotiating a modification of GR's mortgage. The first payment was for \$995, the second payment was for \$1,250 and the third and final payment was for \$250 for a total payment of \$2,495 for modification services to be provided by Respondents.

10. On or about February 2, 2010, AA obtained a Trial Modification Agreement for GR but AA was never able to obtain a Final Modification Agreement for GR.





1 11. After working on GR's loan from September 3, 2009, to on or about June 29, 2011, Abbasi,
2 on behalf of AA, sent GR a letter stating that they were shutting their doors and would no longer
3 be able to provide modification services to GR due to changes to the law and pending litigation
4 against Abbasi and AA.

5 12. Thereafter in late 2012, GR received two payments of \$700 each (\$1,4000 total) as part of
6 a class action settlement resulting from a lawsuit against Abbasi and AA in the Los Angeles
7 Superior Court in the State of California in Case No. BC438451. The settlement in the case was
8 approved and entered by the court on June 11, 2012. As per the court approved settlement, all of
9 AA's and Abbasi's loan modification clients, including GR, were notified of the settlement and the
10 settlement pool set aside by Abbasi, AA and their insurers to provide settlement payments to
11 claimants in return for a release of liability irrespective of any services provided.

12 13. GR received notice of the aforementioned settlement and received the above-mentioned
13 payments after agreeing to be part of the settlement. This settlement was only for Abbasi and AA
14 and not any other defendant in the Class Action which included Hope.

15 14. GR was Abbasi and AA's sole and only client in the entire State of Oregon.

16 15. On or about January 12, 2012, Abbasi was suspended for one year from the practice of law
17 by the State of California but the suspension was stayed. Instead Abbasi was placed on probation
18 for one year, ordered to take the Multistate Professional Responsibility Examination (MPRE), and
19 ordered to make restitution payments. In regard to the restitution payments, Abbasi stipulated that
20 he failed to refund a \$5,500 fee he collected from a New Jersey couple to negotiate a mortgage
21 loan modification for two properties. In mitigation, Abbasi had no prior discipline record and
22 cooperated with the Bar's investigation. Abbasi asserts that he fully complied with the stipulation
23 from the California State Bar and paid all restitution required, paid all fees required, and took and
24 passed the MPRE.

25 CONCLUSIONS OF LAW

26 The Director concludes that:



1 the violation of any provision of ORS 86A.095 to 86A.198 or any rule or order issued under
2 ORS 86A.124 or 86A.242. Pursuant to the authority of ORS 697.832, the Director may assess a
3 civil penalty in an amount of not more than \$5,000 per violation against any person who violates
4 ORS 697.612 or 697.642 to 697.702, rules adopted under ORS 697.632, or any order issued
5 under ORS 697.825.

6 3. The Director orders Abbasi and AA to pay civil penalties, jointly and severally, in the
7 amount of \$10,000 as follows:

- 8 a. \$5,000 for committing one violation of ORS 86A.103(1) or 697.612(1)(b)(E);
- 9 b. \$5,000 for committing one violation of ORS 697.692(1)(a);

10 4. However, the Division will fully and completely suspend all collection actions for the
11 total amount of the civil penalties as to Abbasi and AA for a period of three years so long as
12 Abbasi and AA do not violate any provisions of the Oregon Mortgage Lender Laws and Rules
13 or any rule, order, or policy issued by the Division and abides by the following conditions:

- 14 a. Based upon Abbasi and AA's voluntary agreement, the Director orders Abbasi
15 and AA not to engage in any activity that requires an Oregon Mortgage Broker,
16 Oregon Mortgage Loan Originator, or Oregon Debt Management Service
17 Provider license or registration from the Director for a period of three years and
18 thereafter only according to the law with all required licenses and permits.
- 19 b. Based upon Abbasi and AA's voluntary agreement, the Director orders Abbasi
20 and AA not to own or act as a partner, officer, director, or manger or occupy a
21 position of similar status or perform similar functions of an owner, partner,
22 officer, director or manager for a Mortgage Broker, Mortgage Originator or Debt
23 Management Service Provider operating in Oregon for a period of three years
24 and thereafter only according to the law and with all required licenses and
25 permits.

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1 5. Any violation of this Consent Order will be deemed a material breach and the full
2 amount of the civil penalties alleged in the Consent Order will become due and owing
3 immediately. If no violations occur within the three years from the date this order is signed by
4 the Director, the civil penalties as set forth in paragraph 3 above will be deemed fully expired
5 and fully discharged and resolved.

6 6. The entry of this Order in no way further limits remedies that may be available
7 to the Director under Oregon law.

8 Dated this 9 day of February, 2016.

9 PATRICK M. ALLEN, Director
10 Department of Consumer and Business Services

11 /s/ Laura N. Cali
12 Laura N. Cali, Administrator
13 Division of Financial Regulation
14

15 **CONSENT TO ENTRY OF ORDER**

16 I, Mahan Matthew Abbasi, (Abbasi) state that I have read the foregoing Consent Order.
17 I am an attorney licensed to practice in the State of California. I am the President of Abbasi
18 Law Corporation dba Abbasi & Associates (AA). Abbasi and AA have been advised of the right
19 to a hearing and the right to be represented by counsel in this matter. Abbasi and AA
20 voluntarily and without any force or duress, consent to the entry of this Consent Order,
21 expressly waiving any right to a hearing in this matter.

22 Further, Abbasi and AA understand that the Director reserves the right to take further
23 actions to enforce this Consent Order or to take appropriate action upon discovery of other
24 violations of the Oregon Mortgage Lender Laws and Rules or the Oregon Debt Management
25 Service Provider Laws and Rules and that Abbasi and AA will fully comply with the terms and
26 conditions stated herein.

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1 Abbasi & Associates PC and to bind Abbasi Law Corporation dba Abbasi & Associates to the
2 terms hereof.

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5 _____
6 Notary Public for the State of:
7 My commission expires: _____

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Division of Financial Regulation
Labor and Industries Building
350 Winter Street NE, Suite 410
Salem, OR 97301-3881
Telephone: (503) 378-4387



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles.

Subscribed and sworn to (or ~~affirmed~~) before me on this 15th
day of January, 2015, by ARON ANTOSW
ABBASI

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]