

FILED

JAN 11 2016

1 Anthony R. Sales SBN 218193
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3 Stockton, CA 95207
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STATE BAR COURT CLERK'S OFFICE
SAN FRANCISCO

6 CALIFORNIA STATE BAR COURT
7 HEARING DEPARTMENT - SAN FRANCISCO

9	In the matter of)	Case No.: 15-O-11045
10	ANTHONY R. SALES)	
11	NO. 218193)	ANSWER TO NOTICE OF DISCIPLINARY
12	A Member of the State Bar)	CHARGES
13)	
14)	

15
16 Respondent, Anthony R. Sales answers the Notice of Disciplinary actions as follows:

17 1. In response to Count 1, California Rule of Professional Conduct 1-400(C), Respondent
18 denies the allegation. Respondent did not personally solicit, nor allow anyone to solicit Ezequiel Garcia
19 on his behalf.

20 2. In response to Count 2, California Rule of Professional Conduct 3-110(A), Respondent
21 denies the allegation. Respondent was not employed to negotiate a loan modification for Ezequiel Garcia.
22 Mr. Garcia had previously received a loan modification for his home, which he performed on his own and
23 did not require a loan modification. Respondent was employed to enforce the terms of the existing loan
24 modification offered by the loan servicer and also discussed bankruptcy as part of the initial two hour
25 consultation. No other promises or agreements were entered into.

26 3. In response to Count 3, California Rule of Professional Conduct 3-700(D)(2)
27 Respondent denies the allegation. Respondent was employed to enforce the terms of Mr. Garcia's
28 existing loan modification and clarify the discrepancies regarding the mortgage amount charged to Mr.

ANSWER TO NOTICE OF DISCIPLINARY CHARGES

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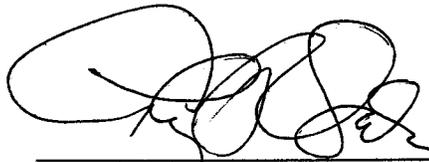
1 Garcia and amount stated on his loan modification. Ezequiel Garcia initially met with Respondent in
2 September 2014 and made two subsequent visits to Respondent's office in October 2014, totalling four
3 hours. On two visits, Respondent contacted the lender via telephone in Ezequiel Garcia's presence. At no
4 time did Ezekiel Garcia request a refund of fees from Respondent until after filing a complaint with the
5 State Bar. Subsequently, Respondent returned the \$1,500 in fees, despite receiving no other
6 compensation for the services provided and Mr. Garcia executed a Settlement Agreement / Release.

7 4. In response to Count 4, Business and Professions Code, Section 6106.3(a) and Violation
8 of Civil Code, Section 2944.6(a), Respondent denies the allegation. As stated, *supra*, Respondent did not
9 negotiate, arrange or offer to perform a mortgage loan modification or other form of mortgage loan
10 forbearance for a fee. Ezequiel Garcia had previously received a loan modification on his own and did
11 not require one.

12 5. In response to Count 5, Business and Professions Code, Section 6106.3 and Civil Code,
13 Section 2944.7(a)(1), Respondent denies the allegation. As stated, *supra*, Respondent did not negotiate,
14 arrange or offer to perform a mortgage loan modification or other form of mortgage loan forbearance for
15 a fee. Ezequiel Garcia had previously received a loan modification on his own and did not require one.

16 6. In response to Count 6, Business and Professions Code, Section 6068(i) Respondent
17 denies the allegation. Respondent provided the State Bar of California with a copy of the Settlement
18 Agreement with Ezekiel Garcia.

19
20 Dated: 1/11/2016



21 ANTHONY R. SALES, Respondent
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ATTORNEY OR PARTY WITHOUT ATTORNEY OR GOVERNMENTAL AGENCY (under Family Code, §§ 17400, 17406 (Name, State Bar number, and address): Anthony Sales 2333 W. March Lane, Ste C-2 Stockton, CA 95207 TELEPHONE NO.: 209-821-3200 FAX NO.: 209-288-5323 ATTORNEY FOR (Name): Pro Per		FOR COURT USE ONLY <h1 style="text-align: center;">FILED</h1> <h2 style="text-align: center;">JAN 11 2016</h2> STATE BAR COURT CLERK'S OFFICE SAN FRANCISCO	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF STATE BAR COURT STREET ADDRESS: 180 HOWARD ST MAILING ADDRESS: SAN FRANCISCO CA CITY AND ZIP CODE: BRANCH NAME:		CASE NUMBER: <h3 style="text-align: center;">15-O-11045</h3> (If applicable, provide): HEARING DATE: HEARING TIME: DEPT.:	
PETITIONER/PLAINTIFF: RESPONDENT/DEFENDANT: ANTHONY R. SALES OTHER PARENT/PARTY:		<h2 style="text-align: center;">PROOF OF PERSONAL SERVICE</h2>	

- I am at least 18 years old, not a party to this action, and not a protected person listed in any of the orders.
- Person served (name): **CLERK/RECEPTION OFFICE OF TRIAL COUNSEL / ERICA DENNING, ESCO**
- I served copies of the following documents (specify):

ANSWER TO NOTICE OF DISCIPLINARY CHARGES

- By personally delivering copies to the person served, as follows:
 - Date: **1/11/2016**
 - Time: **3:50pm PST**
 - Address: **180 HOWARD ST. SAN FRANCISCO CA 94105**

- I am

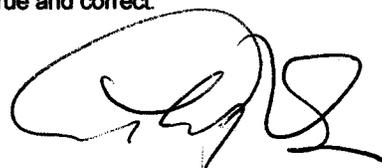
a. <input type="checkbox"/> not a registered California process server.	d. <input type="checkbox"/> exempt from registration under Business & Profession Code section 22350(b).
b. <input type="checkbox"/> a registered California process server.	e. <input type="checkbox"/> a California sheriff or marshal.
c. <input type="checkbox"/> an employee or independent contractor of a registered California process server.	

- My name, address, and telephone number, and, if applicable, county of registration and number (specify):
ANTHONY SALES
2333 W MARCH W. STE C/2
STOCKTON, CA 95207

- I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
- I am a California sheriff or marshal and I certify that the foregoing is true and correct.

Date: **1/11/2016**

ANTHONY SALES
 (TYPE OR PRINT NAME OF PERSON WHO SERVED THE PAPERS)


 (SIGNATURE OF PERSON WHO SERVED THE PAPERS)