

TRAVIS J. ILES
SECURITIES COMMISSIONER



CLINTON EDGAR
DEPUTY SECURITIES COMMISSIONER

Mail: P.O. BOX 13167
AUSTIN, TEXAS 78711-3167

Phone: (512) 305-8300
Facsimile: (512) 305-8310

Texas State Securities Board

208 E. 10th Street, 5th Floor
Austin, Texas 78701-2407
www.ssb.texas.gov

E. WALLY KINNEY
CHAIR

KENNY KONCABA
MEMBER

ROBERT BELT
MEMBER

MELISSA TYROCH
MEMBER

EJIKE E OKPA II
MEMBER

IN THE MATTER OF §
SANDRA MARIA DURAN AND § **Order No. ENF-21-CD0- 1851**
LAS MISIONES CONSTRUCTION, LLC §

SANDRA MARIA DURAN
6425 Camelot Drive, Harlingen, Texas 78550

LAS MISIONES CONSTRUCTION, LLC
519 Zapata Avenue, Rancho Viejo, Texas 78575

AGREED CEASE & DESIST ORDER

Be it remembered that Sandra Maria Duran ("**Respondent Duran**") and Las Misiones Construction, LLC ("**Respondent Las Misiones Construction**") (collectively "**Respondents**") appeared before the Securities Commissioner of Texas and consented to the entry of this Agreed Cease & Desist Order and the Findings of Fact, Conclusions of Law, and Order contained herein.

FINDINGS OF FACT

1. Respondents have waived (a) their right to notice and hearing in this matter, (b) their right to appear and present evidence in this matter, (c) their right to appeal this order and (d) all other procedural rights granted by the Securities Act, Tex. Rev. Civ. Stat. Ann. arts. 581-1 to 581-45 (the "**Securities Act**"), and the Administrative Procedure Act, Tex. Gov't Code Ann. §§2001.001-2001.902 (the "**Administrative Procedure Act**").

OFFER AND SALE OF THE LAGO VISTA INVESTMENT PROJECT

2. In or around March 2019, Respondent Duran approached an investor (referred to by his or her initials as "**M.M.**") regarding an investment project involving the construction of two homes by Respondent Las Misiones Construction on Lots 36 and 37, Block 5 in the Lago Vista Subdivision II in Cameron County, Texas. Respondent Duran represented that the lots would be acquired in March 2019, and that construction of the two homes would take place from May through August 2019.
3. Respondent Duran represented that in exchange for an investment of \$80,000.00, M.M. would be entitled to 27% of the profits realized after the sale of the two homes

was completed. Respondent Duran represented those profits would be based upon the sales price of the two homes less all the construction and sales costs.

4. Respondent Duran represented that M.M. would only be a limited partner in the project and would not be participating in the management of Respondent Las Misiones Construction.
5. M.M. agreed to the terms of the investment opportunity, and on March 22, 2019, M.M. tendered \$38,000 to Respondent Duran. On March 25, 2019, M.M., tendered the remaining \$42,000 to Respondent Duran to complete M. M's investment of \$80,000.

REGISTRATION VIOLATIONS

6. The limited partnership interests were not registered by qualification, notification or coordination and no permit has been granted for their sale in Texas.

FRAUD IN THE SALE OF THE LAGO VISTA INVESTMENT PROJECT

7. In connection with the offer and sale of the Lago Vista Investment Project, Respondents intentionally failed to disclose the following material facts:
 - A. A judgment in the amount of \$40,000.00, plus attorney's fees and court costs, was entered against Respondents and other companies controlled by Respondent Duran on March 7, 2019, in the 357th District Court of Cameron County, Texas, based on allegations of common law and securities fraud related to a similar real estate investment previously sold by Respondents; and
 - B. On January 20, 2012, a Notice of Federal Tax Lien was filed by the Internal Revenue Service in the records of the County Clerk for Cameron County, Texas, against Avanza International Business Consultants, LLC, and Respondent Duran, in the amount of \$11,798.18.
8. In connection with the offer and sale of the Lago Vista Investment Project, Respondents knowingly misrepresented that Respondents would use funds invested by M.M. to build two homes on Lots 36 and 37, Block 5 in the Lago Vista Subdivision II, said information being a misrepresentation of a relevant fact.

CONCLUSIONS OF LAW

1. The limited partnership interests offered and sold by Respondents are "securities" as the term is defined by Section 4.A of the Securities Act.
2. Respondents violated Section 7 of the Texas Securities Act by offering securities for sale in Texas at a time when the securities were not registered with the Securities Commissioner.
3. The foregoing Conclusions of Law constitute basis for entering this Agreed Order pursuant to Section 23 of the Securities Act.

UNDERTAKING

4. Respondents undertake and agree to refund \$75,000 to M.M.
5. Respondents further undertake and agree to pay this amount to M.M. within five (5) days of the entry of this Order and to provide evidence of such payment to the Texas State Securities Board-Enforcement Division within ten (10) days of the entry of this Order.

ORDER

1. It is therefore ORDERED that Respondents immediately CEASE AND DESIST from offering for sale any security in Texas until the security is registered with the Securities Commissioner or is offered for sale pursuant to an exemption from registration under the Texas Securities Act.
2. It is further ORDERED Respondents immediately CEASE AND DESIST from engaging in any fraud in connection with the offer for sale or sale of any security in Texas.
3. It is further ORDERED that Respondents COMPLY with the terms of the Undertaking contained herein.

SIGNED AND ENTERED by the Securities Commissioner this 26th day of October 2021.



TRAVIS J. ILES
Securities Commissioner


Respondents:

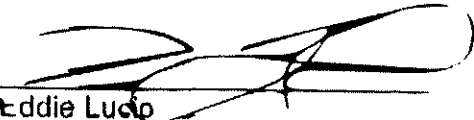
Las Misiones Construction, LLC


By: 
Sandra Maria Duran, President


Sandra Maria Duran, Individually

Approved as to Form:

By: 
Joseph Rotunda
Director
Enforcement Division

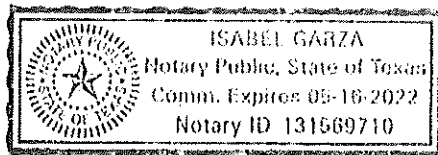
By: 
Eddie Ludo
834 E. Tyler
Brownsville, Texas 78520
Attorney for Respondents

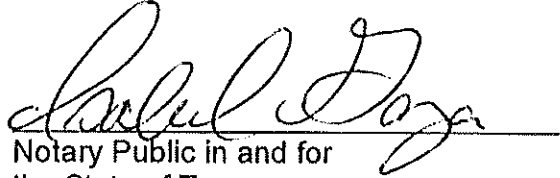
By: 
Angela Cole
Assistant Director
Enforcement Division

ACKNOWLEDGEMENT

On the 20th day of October 2021, Las Misiones Construction, LLC, by and through its President, Sandra Maria Duran, personally appeared before me, executed the foregoing Order, and acknowledged that:

1. Sandra Maria Duran is duly authorized to enter into the foregoing Order on behalf of Respondent Las Misiones Construction;
2. Sandra Maria Duran has read the foregoing Order;
3. Respondent Las Misiones Construction has been fully advised of its rights under the Texas Securities Act and the Administrative Procedure Act;
4. Respondent Las Misiones Construction knowingly and voluntarily consents to the entry of the foregoing Order and the Findings of Fact and Conclusions of Law contained therein; and
5. Respondent Las Misiones Construction, by consenting to the entry of the foregoing Order, has knowingly and voluntarily waived its rights as set forth therein.

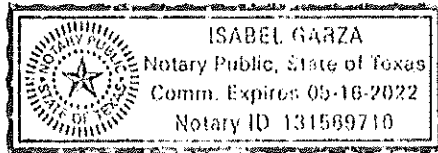


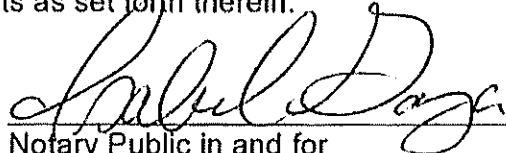

Notary Public in and for
the State of Texas
My commission expires on: 5/16/2022

ACKNOWLEDGEMENT

On the 20th day of October 2021, Sandra Maria Duran, in her individual capacity, personally appeared before me, executed the foregoing Order and acknowledged that:

1. Respondent Duran has read the foregoing Order;
2. Respondent Duran has been fully advised of his rights under the Texas Securities Act and the Administrative Procedure Act;
3. Respondent Duran knowingly and voluntarily consents to the entry of the foregoing Order and the Findings of Fact and Conclusions of Law contained therein; and
4. Respondent Duran, by consenting to the entry of the foregoing Order, has knowingly and voluntarily waived its rights as set forth therein.




Notary Public in and for
the State of Texas
My commission expires on: 5/16/2022