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FILED

APR 24 2012

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ) NO. H-2738 FR  
13 CHRISTINE M. PAPWORTH, )  
14 ) ACCUSATION  
15 ) Respondent. )  
16 )

17 The Complainant, PHILLIP IHDE, a Deputy Real Estate Commissioner of the  
18 State of California, for Accusation in his official capacity against CHRISTINE M. PAPWORTH  
19 (herein "Respondent"), is informed and alleges as follows:

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21 At all times herein mentioned, Respondent was and now is licensed and/or has  
22 license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions  
23 Code) (herein "the Code").

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25 At all times mentioned herein, Respondent was and now is licensed by the  
26 Department of Real Estate (herein "Department") as a real estate broker.

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At all times herein mentioned Respondent engaged in the business of, acted in  
the capacity of, advertised, or assumed to act as a real estate broker for compensation, or in

1 expectation of compensation, within the State of California within the meaning of Section  
2 10131(a) of the Code, the operation of a real estate sales brokerage, wherein Respondent sold or  
3 offered to sell, bought or offered to buy, solicited prospective sellers or purchasers of, solicited  
4 or obtained listings of, or negotiated the purchase, sale or exchange of real property or a business  
5 opportunity.

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7 Between about May 6, 2009 and about June 3, 2010, Respondent demanded and  
8 collected advance fees for services as a short sale negotiator from the following homeowners  
9 prior to submitting an advance fee agreement for review by the Real Estate Commissioner and  
10 failed to maintain a record of, or account for, said advance fees, in violation of Sections 10085  
11 (advance fee materials), 10176(i) (fraud or dishonest dealing), 10145 (trust fund handling)  
12 and/or 10177(g) (negligence) and/or 10177(j) (fraud or dishonest dealing) of the Code.

13	<u>Owner</u>	<u>Property Address</u>	<u>Dates</u>	<u>Amount Collected</u>
14	Oscar V.	Stanislaus St.	5/6/09	\$ 18.50
15		Riverbank, CA	5/16/09	\$ 700.00
16			6/2/09	\$ 700.00
17			7/2/09	\$ 700.00
18	Roger C.	Intrigue Lane	5/3/10	\$2,000.00
19		Manteca, CA	6/3/10	\$1,500.00

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21 The facts alleged above are grounds for the suspension or revocation of the  
22 license and license rights of Respondent under Sections 10085, 10176(i), 10145 and/or  
23 10177(g) and/or 10177(j) of the Code, in conjunction with Section 10177(d) of the Code.

24 6

25 Section 10106 of the Code provides, in pertinent part, that in any order issued in  
26 resolution of a disciplinary proceeding before the Department, the Commissioner may request the  
27 Administrative Law Judge to direct a licensee found to have committed a violation of this part to  
pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the cost of the investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

  
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PHILLIP IHDE  
Deputy Real Estate Commissioner

Dated at LOS ANGELES, California  
this 23<sup>RD</sup> day of APRIL, 2012