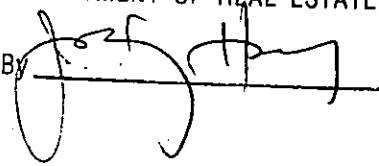


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

MARY E. WORK, Counsel
SBN 175887
Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982
(213) 576-6916 (Direct)

FILED
FEB 5 2001
DEPARTMENT OF REAL ESTATE
By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
MONEY PLUS FINANCIAL, Inc.,) NO. H-28770 LA
dba 1st Family Realty and) L-2000110183
CATALINA SERRANO, an individual,) STIPULATION AND AGREEMENT
Respondents.)

It is hereby stipulated by and between CATALINA SERRANO (hereinafter referred to as "Respondent") and the Complainant, acting by and through Mary E. Work, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on September 22, 2000 in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.

1 2. Respondent has received, read and understands the
2 Statement to Respondent, the Discovery Provisions of the APA and
3 the Accusation filed by the Department of Real Estate in this
4 proceeding.

5 3. On October 16, 2000, Respondent filed a Notice of
6 Defense pursuant to Section 11506 of the Government Code for the
7 purpose of requesting a hearing on the allegations in the
8 Accusation. Respondent hereby freely and voluntarily withdraws
9 said Notice of Defense. Respondent acknowledges that she
10 understands that by withdrawing said Notice of Defense she will
11 thereby waive her right to require the Commissioner to prove the
12 allegations in the Accusation at a contested hearing held in
13 accordance with the provisions of the APA and that she will waive
14 other rights afforded to her in connection with the hearing such
15 as the right to present evidence in defense of the allegations in
16 the Accusation and the right to cross-examine witnesses.

17 4. This Stipulation and Agreement (hereinafter
18 "Stipulation") is based on the factual allegations contained in
19 the Accusation filed in this proceeding. In the interest of
20 expedience and economy, Respondent chooses not to contest these
21 factual allegations, but to remain silent and understands that,
22 as a result thereof, these factual statements, without being
23 admitted or denied, will serve as a prima facie basis for the
24 disciplinary action stipulated to herein. This Stipulation and
25 Respondent's decision not to contest the Accusation are hereby
26 expressly limited to this proceeding and made for the sole
27 purpose of reaching an agreed disposition of this proceeding.



1 Respondent's decision not to contest the factual allegations is
2 made solely for the purpose of effectuating this Stipulation and
3 is intended by Respondent to be non-binding upon any actions
4 against Respondent by third parties. The Real Estate
5 Commissioner shall not be required to provide further evidence to
6 prove such allegations.

7 5. This Stipulation and any Order made pursuant to the
8 Stipulation shall have no collateral estoppel or res judicata
9 effect in any proceedings in which Respondent and the Department
10 (or the Department's representative) are not parties. The
11 Stipulation is made by Respondent and received by the
12 Commissioner and the Department, with the express understanding
13 and agreement that it is for the purpose of settling these
14 proceedings only, and that this Stipulation is not intended as,
15 and shall not be deemed, used, or accepted as an acknowledgment
16 or admission of fact in any other judicial, administrative, or
17 other proceeding to which the Department is not a party.

18 6. It is understood by the parties that the Real
19 Estate Commissioner may adopt the Stipulation and Agreement as
20 her Decision in this matter, thereby imposing the penalty and
21 sanctions on Respondent's real estate license and license rights
22 as set forth in the below "Order". In the event that the
23 Commissioner in her discretion does not adopt the Stipulation and
24 Agreement, it shall be void and of no effect, and Respondent
25 shall retain the right to a hearing and proceeding on the
26 Accusation under all the provisions of the APA and shall not be
27 bound by any admission or waiver made herein.

7. The Order or any subsequent Order of the Real

1 Estate Commissioner made pursuant to this Stipulation and
2 Agreement shall not constitute an estoppel, merger or bar to any
3 further administrative or civil proceedings by the Department of
4 Real Estate with respect to any matters which were not
5 specifically alleged to be causes for accusation in this
6 proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations, admissions and
9 waivers and solely for the purpose of settlement of the pending
10 Accusation without a hearing, it is stipulated and agreed that
11 the following determination of issues shall be made:

12 The conduct, acts and/or omissions of Respondent,
13 CATALINA SERRANO, as set forth in the Accusation violate Business
14 and Professions Code (hereinafter "Code") Section 10130 of the
15 Code and constitute cause to suspend or revoke the real estate
16 license and license rights of Respondent CATALINA SERRANO, under
17 the provisions of Section 10177(d) of the Code.

18 ORDER

19 WHEREFORE, THE FOLLOWING ORDER is made:

20 All licenses and licensing rights of Respondent
21 CATALINA SERRANO, under the Real Estate Law, are revoked;
22 provided, however, a restricted real estate license shall be
23 issued to Respondent pursuant to Section 10156.5 of the Code if
24 Respondent makes application therefor and pays to the Department
25 of Real Estate the appropriate fee for the restricted license
26 within 90 days from the effective date of this Decision. The
27 restricted license issued to Respondent shall be subject to all
of the provisions of Section 10156.7 of the Code and to the

1 following limitations, conditions and restrictions imposed under
2 authority of Section 10156.6 of the Code:

3 1. The restricted license issued to Respondent shall
4 be suspended for forty (40) days from the effective date of
5 issuance of a restricted license; provided, however, that if
6 Respondent petitions, said forty (40) day suspension (or a
7 portion thereof) shall be stayed for two (2) years upon condition
8 that:

9 a. Respondent pays a monetary penalty pursuant to
10 Section 10175.2 of the Business and Professions Code at the rate
11 of \$50.00 for each day of the suspension, for a total monetary
12 penalty of \$2,000.00.

13 b. Said payment shall be in the form of a cashier's
14 check or certified check made payable to the Recovery Account of
15 the Real Estate Fund.. Said check must be received by the
16 Department prior to the effective date of the Decision in this
17 matter.

18 c. No further cause for disciplinary action against
19 the real estate license of Respondent occurs within two (2) years
20 from the effective date of the Decision in this matter.

21 d. If Respondent fails to pay the monetary penalty in
22 accordance with the terms and conditions of the Decision, the
23 Commissioner may, without a hearing, order the immediate
24 execution of all or any part of the stayed suspension in which
25 event the Respondent shall not be entitled to any repayment nor
26 credit, prorated or otherwise, for any money paid to the
27 Department under the terms of this Decision.

1 e. If Respondent pays the monetary penalty and if no
2 further cause for disciplinary action against the real estate
3 license of Respondent occurs within two (2) years from the
4 effective date of the Decision, the stay hereby granted shall
5 become permanent.

6 2. The restricted license issued to Respondent may be
7 suspended prior to hearing by Order of the Real Estate
8 Commissioner in the event of Respondent's conviction or plea of
9 nolo contendere to a crime which is substantially related to
10 Respondent's fitness or capacity as a real estate licensee.

11 3. The restricted license issued to Respondent may be
12 suspended prior to hearing by Order of the Real Estate
13 Commissioner on evidence satisfactory to the Commissioner that
14 Respondent has violated provisions of the California Real Estate
15 Law, the Subdivided Lands Law, Regulations of the Commissioner or
16 conditions attaching to the restricted license.

17 4. Respondent shall not be eligible to apply for the
18 issuance of an unrestricted real estate license nor for the
19 removal of any of the conditions, limitations or restrictions of
20 a restricted license until (2) years have elapsed from the
21 effective date of this Decision.

22 5. Respondent shall submit with any application for
23 license under an employing broker, or any application for
24 transfer to a new employing broker, a statement signed by the
25 prospective employing real estate broker on a form approved by
26 the Department of Real Estate which shall certify:

27 (a) That the employing broker has read the Decision
of the Commissioner which granted the right to a restricted

1 license; and

2 (b) That the employing broker will exercise close
3 supervision over the performance by the restricted licensee
4 relating to activities for which a real estate license is
5 required.

6 5. Respondent's original real estate salesperson
7 license was issued subject to the provisions of Section 10153.4
8 of the Business and Professions Code, and the restricted real
9 estate license issued to Respondent shall be similarly limited,
10 to wit: Respondent shall, by December 7, 2001, submit evidence
11 satisfactory to the Commissioner of successful completion, at an
12 accredited institution, of two of the courses listed in Section
13 10153.2, other than real estate principals, advanced legal
14 aspects of real estate, advanced real estate finance, or advanced
15 real estate appraisal. If Respondent fails to present
16 satisfactory evidence of successful completion of said courses,
17 the restricted license shall be automatically suspended effective
18 December 7, 2001. Said suspension shall not be lifted until
19 Respondent has submitted the required evidence of course
20 completion and the Commissioner had given written notice to the
21 Respondent of lifting the suspension.

22 DATED: 12-29-00
23 MARY E. WORK, Counsel for the
24 Department of Real Estate


25 * * *

26 I have read the Stipulation and Agreement, and its
27 terms are understood by me and are agreeable and acceptable to
me. I understand that I am waiving rights given to me by the

1 California Administrative Procedure Act (including but not
2 limited to Sections 11506, 11508, 11509 and 11513 of the
3 Government Code), and I willingly, intelligently and voluntarily
4 waive those rights, including the right of requiring the
5 Commissioner to prove the allegations in the Accusation at a
6 hearing at which I would have the right to cross-examine
7 witnesses against me and to present evidence in defense and
8 mitigation of the charges.

9 Respondent can signify acceptance and approval of the
10 terms and conditions of this Stipulation and Agreement by faxing
11 a copy of the signature page, as actually signed by Respondent,
12 to the Department at the following telephone/fax number: (213)
13 576-6917. Respondent agrees, acknowledges and understands that by
14 electronically sending to the Department a fax copy of his or her
15 actual signature as it appears on the Stipulation and Agreement,
16 that receipt of the faxed copy by the Department shall be as
17 binding on Respondent as if the Department had received the
18 original signed Stipulation and Agreement.

19
20 DATED: 12/26/00



CATALINA FERRANO,
Respondent

* * *

21
22
23 ////
24 ////
25 ////
26 ////
27

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

The foregoing Stipulation and Agreement is hereby
adopted as my Decision as to Respondent CATALINA SERRANO and
shall become effective at 12 o'clock noon on
February 26, 2001.

IT IS SO ORDERED

January 31, 2001

PAULA REDDISH ZINNEMAN
Real Estate Commissioner

Paula Reddish

SMT

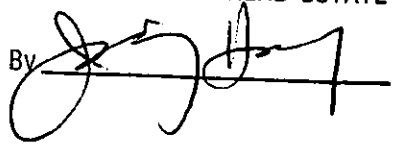
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

MARY E. WORK, Counsel
SBN 175887
Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105

Telephone: (213) 576-6982
(213) 576-6916 (Direct)

FILED
DEC 13 2000

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
) NO. H-28770 LA
<u>MONEY PLUS FINANCIAL, Inc.,</u>)	
<u>dba 1st Family Realty;</u>)	<u>STIPULATION AND AGREEMENT</u>
and CATALINA SERRANO,)	
an individual,)	
)
Respondents.)	
_____)	

It is hereby stipulated by and between MONEY PLUS FINANCIAL, Inc., dba 1st Family Realty (hereinafter referred to as "Respondent") and the Complainant, acting by and through Mary E. Work, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on September 22, 2000 in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act (APA), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

2. Respondent has received, read and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in this proceeding.

3. On October 2, 2000, Respondent filed a Notice of Defense pursuant to Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in the Accusation. Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent acknowledges that it understands that by withdrawing said Notice of Defense it will thereby waive its right to require the Commissioner to prove the allegations in the Accusation at a contested hearing held in accordance with the provisions of the APA and that it will waive other rights afforded to it in connection with the hearing such as the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

4. This Stipulation and Agreement (hereinafter "Stipulation") is based on the factual allegations contained in the Accusation filed in this proceeding. In the interest of expedience and economy, Respondent chooses not to contest these factual allegations, but to remain silent and understands that, as a result thereof, these factual statements, without being admitted or denied, will serve as a prima facie basis for the disciplinary action stipulated to herein. This Stipulation and Respondent's decision not to contest the Accusation are hereby

1 expressly limited to this proceeding and made for the sole
2 purpose of reaching an agreed disposition of this proceeding.
3 Respondent's decision not to contest the factual allegations is
4 made solely for the purpose of effectuating this Stipulation and
5 is intended by Respondent to be non-binding upon any actions
6 against Respondent by third parties. The Real Estate
7 Commissioner shall not be required to provide further evidence to
8 prove such allegations.

9 5. This Stipulation and any Order made pursuant to the
10 Stipulation shall have no collateral estoppel or res judicata
11 effect in any proceedings in which Respondent and the Department
12 (or the Department's representative) are not parties. The
13 Stipulation is made by Respondent and received by the
14 Commissioner and the Department, with the express understanding
15 and agreement that it is for the purpose of settling these
16 proceedings only, and that this Stipulation is not intended as,
17 and shall not be deemed, used, or accepted as an acknowledgment
18 or admission of fact in any other judicial, administrative, or
19 other proceeding to which the Department is not a party.

20 6. It is understood by the parties that the Real
21 Estate Commissioner may adopt the Stipulation and Agreement as
22 her Decision in this matter, thereby imposing the penalty and
23 sanctions on Respondent's real estate license and license rights
24 as set forth in the below "Order". In the event that the
25 Commissioner in her discretion does not adopt the Stipulation and
26 Agreement, it shall be void and of no effect, and Respondent
27 shall retain the right to a hearing and proceeding on the
Accusation under all the provisions of the APA and shall not be



bound by any admission or waiver made herein.

1
2 7. The Order or any subsequent Order of the Real
3 Estate Commissioner made pursuant to this Stipulation and
4 Agreement shall not constitute an estoppel, merger or bar to any
5 further administrative or civil proceedings by the Department of
6 Real Estate with respect to any matters which were not
7 specifically alleged to be causes for accusation in this
8 proceeding.

9 DETERMINATION OF ISSUES

10 By reason of the foregoing stipulations, admissions and
11 waivers and solely for the purpose of settlement of the pending
12 Accusation without a hearing, it is stipulated and agreed that
13 the following determination of issues shall be made:

14 The conduct, acts and/or omissions of Respondent, MONEY
15 PLUS FINANCIAL, Inc., dba 1st Family Realty, as set forth in the
16 Accusation, constitute cause to suspend or revoke the real estate
17 license and license rights of Respondent MONEY PLUS FINANCIAL,
18 Inc., dba 1st Family Realty, under the provisions of the Business
19 and Professions Code (hereinafter "Code") Section 10137.

20 ORDER

21 WHEREFORE, THE FOLLOWING ORDER is made:

22 All licenses and licensing rights of Respondent MONEY
23 PLUS FINANCIAL, Inc., dba 1st Family Realty, under the Real Estate
24 Law, are suspended for a period of thirty (30) days from the
25 effective date of the Decision; provided, however, that period of
26 suspension shall be stayed for one (1) year upon the following
27 terms and conditions:

1. Respondent shall obey all laws, rules and

1 regulations governing the rights, duties and responsibilities of
2 a real estate licensee in the State of California.

3 2. Respondent pays a monetary penalty pursuant to
4 Section 10175.2 of the Business and Professions Code at the rate
5 of \$50.00 for each day of the suspension for a total monetary
6 penalty of \$1,500.

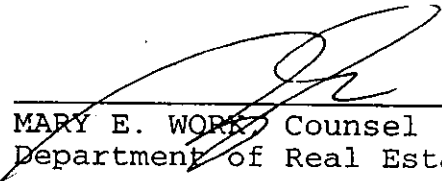
7 3. Said payment shall be in the form of a cashier's
8 check or certified check made payable to the Recovery Account of
9 the Real Estate Fund. Said check must be received by the
10 Department prior to the effective date of the Decision in this
11 matter.

12 4. No further cause for disciplinary action against
13 the real estate license of Respondent occurs within one (1) year
14 from the effective date of the Decision in this matter.

15 5. If respondent fails to pay the monetary penalty in
16 accordance with the terms and conditions of the Decision, the
17 Commissioner may, without a hearing, order the immediate
18 execution of all or part of the stayed suspension in which event
19 Respondent shall not be entitled to any repayment nor credit,
20 prorated or otherwise, for money paid to the Department under
21 terms of this Decision.

22 6. If Respondent pays the monetary penalty and if no
23 further cause for disciplinary action against the real estate
24 license of Respondent occurs within one (1) year from the
25 effective date of the Decision, the stay hereby granted shall
26 become permanent.

27 DATED: 11-3-00


MARY E. WORK Counsel for the
Department of Real Estate

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

* * *

I have read the Stipulation and Agreement, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondent, to the Department at the following telephone/fax number: (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his or her actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 11.1.00

James Corina
MONEY PLUS FINANCIAL, Inc.,
dba 1st Family Realty,
Respondent

* * *

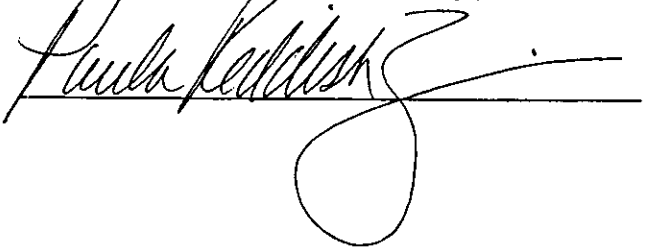
The foregoing Stipulation and Agreement is hereby

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

adopted as my Decision as to Respondent MONEY PLUS FINANCIAL,
Inc., dba 1st Family Realty and shall become effective at 12
o'clock noon on
January 2, 2001.

IT IS SO ORDERED December 7, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



SACTO

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

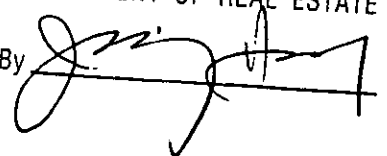
In the Matter of the Accusation of)
)
 MONEY PLUS FINANCIAL, INC.)
 dba 1st Family Realty;)
 and CATALINA SERRANO,)
 an individual,)
)

Case No. H-28770 LA
OAH No. L-2000110183

FILED
NOV 16 2000
DEPARTMENT OF REAL ESTATE

Respondents.

NOTICE OF HEARING ON ACCUSATION

By 

To the above-named Respondent(s):

You are hereby notified that a hearing will be held before the Department of Real Estate at the Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, CA 90013-1105 on FRIDAY, JANUARY 12, 2001, at the hour of 1:30 P.M., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: November 16, 2000

By


MARY E. WORK, Counsel

cc: Catalina Serrano
Sacto.
OAH
AK

SAC 70

1 MARY E. WORK, Counsel
SBN 175887
2 Department of Real Estate
320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982
(213) 576-6916 (Direct)

FILED
SEP 22 2000
DEPARTMENT OF REAL ESTATE

By [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

11 In the Matter of the Accusation of) No. H-28770 LA
12 MONEY PLUS FINANCIAL, Inc.,) A C C U S A T I O N
13 dba 1st Family Realty;)
14 and CATALINA SERRANO,)
an individual,)
Respondents.)

The Complainant, Daniel M. Hatt, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against MONEY PLUS FINANCIAL, INC., doing business as 1st Family Realty; and CATALINA SERRANO, is informed and alleges as follows:

I

The Complainant, Daniel M. Hatt, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

At all times material herein, MONEY PLUS FINANCIAL, INC., doing business as 1st Family Realty (hereinafter "MONEY PLUS") was and still is licensed by the State of California

1 Department of Real Estate (hereinafter "Department") as a
2 corporate real estate broker. MONEY PLUS is currently licensed
3 by and through Laura Cisneros as the officer and broker
4 responsible pursuant to the provisions of Section 10159.2(a) of
5 the Business and Professions Code for supervising and
6 controlling the activities performed by CATALINA SERRANO
7 (hereinafter "SERRANO") requiring a real estate license by its
8 officers and employees, as necessary to secure full compliance
9 with the Real Estate Law (Section 10000 et seq. of the Business
10 and Professions Code, hereinafter "Code"). However, at the time
11 of the violations alleged below, DIANA LEE JANSEN (hereinafter
12 "JANSEN") was the designated officer and broker responsible.
13 JANSEN surrendered her real estate broker's license to the
14 Department effective June 7, 2000 pursuant to H-28560-LA.

15 III

16 All further references to Respondent MONEY PLUS,
17 unless otherwise specified, include the parties identified in
18 Paragraph II above and also include the officers, directors,
19 employees and real estate licensees employed or associated with
20 said parties, who at all times herein mentioned were engaged in
21 the furtherance of the business or operations of said parties
22 and who were acting within the course and scope of their
23 employment.

24 IV

25 SERRANO is presently licensed by the Department as a
26 real estate salesperson subject to the conditions of Section
27



1 10153.4 of the Code. Respondent SERRANO was originally licensed
2 by the Department as a real estate salesperson on June 7, 2000.

3

4

FIRST CAUSE OF ACCUSATION

5

(Violation of Code Section 10137)

6

V

7

8 On or about April 24, 2000, Respondent SERRANO, while
9 employed by acting on behalf of Respondent MONEY PLUS, entered
10 into a real estate purchase contract as agent for Antonio
11 Cazares and Juan Jose Cazares, buyers, in a transaction
12 involving property located at 10264 Ocampo Street, Riverside,
13 California. Respondent SERRANO received a commission check,
14 dated June 16, 2000, from Respondent MONEY PLUS in the amount of
15 \$1,961.28 for negotiating the purchase of said property.
16 Respondent SERRANO did not have a valid real estate license at
17 the time.

17

VI

18

19 The conduct, acts and/or omissions of Respondent MONEY
20 PLUS in employing and/or compensating Respondent SERRANO during
21 a period of time when Respondent SERRANO did not have a valid
22 real estate license are grounds for the suspension or revocation
23 of all licenses and license rights of Respondent MONEY PLUS
24 under the provisions of Code Section 10137.

24

25

SECOND CAUSE OF ACCUSATION

26

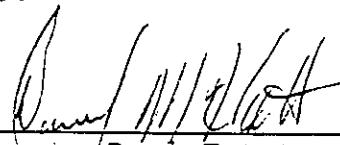
(Violation of Code Sections 10130 and 10177(d))

27



1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent
5 MONEY PLUS FINANCIAL, INC. and Respondent CATALINA SERRANO under
6 the Real Estate Law (Part 1 of Division 4 of the Business and
7 Professions Code) and for such other and further relief as may
8 be proper under other applicable provisions of law.

9 Dated at Los Angeles, California
10 this 22nd day of September ,2000.

11
12 
13 _____
14 Deputy Real Estate Commissioner
15
16
17
18
19
20
21
22
23
24

25 cc: Money Plus Financial, Inc.
26 Catalina Serrano
27 Daniel M. Hatt
 ✓ Sacto
 AK

