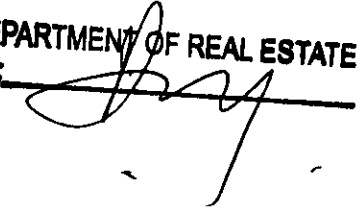


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**FILED**

SEP 14 2011

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	NO. H-37052 LA
	)	
DARCEY LYNN GREENFIELD,	)	
individually and dba Beverly	)	
Hills Investment Firm,	)	
	)	
Respondent.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 31, 2011, an Accusation was filed in this matter against Respondent DARCEY LYNN GREENFIELD individually and doing business as Beverly Hills Investment Firm.

On August 23, 2011, Respondent DARCEY LYNN GREENFIELD petitioned the Commissioner to voluntarily surrender her real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent DARCEY LYNN GREENFIELD's petition for voluntary surrender of her real estate salesperson license is accepted as of the effective date of this Order as set forth below, based upon the understanding and

1 agreement expressed in Respondent's Declaration dated August 23,  
2 2011 (attached as Exhibit "A" hereto). Respondent's license  
3 certificate and pocket card shall be sent to the below listed  
4 address so that they reach the Department on or before the  
5 effective date of this Order:

6 Department of Real Estate  
7 Attn: Licensing Flag Section  
8 P.O. Box 187000  
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon.

11 on October 4, 2011

12 IT IS SO ORDERED

13 9/8/11

14 BARBARA J. BIGBY  
15 Acting Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-37052 LA
DARCEY GREENFIELD,	)	
	)	
Respondent.	)	

DECLARATION

My name is DARCEY GREENFIELD, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my  
2 license, I may be relicensed as a broker or as a salesperson only  
3 by petitioning for reinstatement pursuant to Section 11522 of the  
4 Government Code. I also understand that by so voluntarily  
5 surrendering my license, I agree to the following:

6 1. The filing of this Declaration shall be deemed as  
7 my petition for voluntary surrender.

8 2. It shall also be deemed to be an understanding and  
9 agreement by me that I waive all rights I have to require the  
10 Commissioner to prove the allegations contained in the Accusation  
11 filed in this matter at a hearing held in accordance with the  
12 provisions of the Administrative Procedure Act (Government Code  
13 Sections 11400 et seq.), and that I also waive other rights  
14 afforded to me in connection with the hearing such as the right  
15 to discovery, the right to present evidence in defense of the  
16 allegations in the Accusation and the right to cross-examine  
17 witnesses.

18 3. I further agree that upon acceptance by the  
19 Commissioner, as evidenced by an appropriate order, all  
20 affidavits and all relevant evidence obtained by the Department  
21 in this matter prior to the Commissioner's acceptance, and all  
22 allegations contained in the Accusation filed in the Department  
23 Case No. H-37052 LA, may be considered by the Department to be  
24 true and correct for the purpose of deciding whether to grant  
25 relicensure or reinstatement pursuant to Government Code  
26 Section 11522.

27 ///

1           4. I freely and voluntarily surrender all my licenses  
2 and license rights under the Real Estate Law.

3           I declare under penalty of perjury under the laws of  
4 the State of California that the above is true and correct and  
5 that this declaration was executed on August 23, 2011,  
6 at NORCO, California.

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DARCEY GREENFIELD

*Sachs*

1 AMELIA V. VETRONE SBN# 134612  
Department of Real Estate  
2 320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

**FILED**

JAN 31 2011

3 Telephone: (213) 576-6982  
4 (Direct) (213) 576-6940

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11	In the Matter of the Accusation of	)	No. H- 37052 LA
		)	
12	DARCEY LYNN GREENFIELD, indivi-	)	
	dually, and dba Beverly Hills	)	<u>A C C U S A T I O N</u>
13	Investment Firm,	)	
		)	
14		)	
	Respondent.	)	
15		)	

16  
17 The Complainant, Maria Suarez, a Deputy Real Estate  
18 Commissioner of the State of California, acting in her official  
19 capacity, for cause of Accusation against DARCEY LYNN GREENFIELD  
20 (hereafter Respondent "GREENFIELD"), is informed and alleges as  
21 follows:

22 1.

23 Respondent GREENFIELD is presently licensed and/or has  
24 license rights under the Real Estate Law (Part 1 of Division 4  
25 of the Business and Professions Code, hereinafter the "Code") as  
26 a real estate salesperson.

27 ///

1 2.

2 At all times herein relevant, Respondent GREENFIELD as  
3 herself, and by and through her fictitious business Beverly  
4 Hills Investment Firm, was engaged in the business of, acted in  
5 the capacity of, advertised or assumed to act as a real estate  
6 broker, within the meaning of Code Section 10131 of the Code.  
7 Said activity included soliciting borrowers and lenders and  
8 negotiating the terms of loans to be secured by real property  
9 between borrowers and third party lenders for or in expectation  
10 of compensation (hereafter "mortgage loan brokerage").

11 3.

12 In or around February, 2008, Respondent GREENFIELD  
13 represented to John and Julie Cox ("the Coxes") that she and her  
14 company Beverly Hills Investment Firm would use funds provided  
15 by the Coxes to negotiate loans consisting of promissory notes  
16 secured by trust deeds on real property (the "Loans").

17 4.

18 In reliance on the representations set forth in  
19 Paragraph 3, above, the Coxes transmitted funds to Respondent  
20 GREENFIELD and to Beverly Hills Investment Firm totaling \$85,000  
21 as follows:

22 a. On or about February 18, 2008, the Coxes gave  
23 Respondent GREENFIELD a check in the amount of \$51,000 made  
24 payable to Beverly Hills Investment Firm and cashed by  
25 Respondent GREENFIELD.

26 ///

27 ///

1                 b.    On or about March 28, 2008, the Coxes gave  
2 Respondent GREENFIELD a check in the amount of \$34,000 made  
3 payable to and cashed by Respondent GREENFIELD.

4                                 5.

5                 In exchange for the payment of \$85,000 by the Coxes to  
6 Respondent GREENFIELD as described in Paragraph 4, above, the  
7 Coxes received two promissory notes setting forth a total  
8 indebtedness on the part of Beverly Hills Investment Firm  
9 towards the Coxes for the principle amount of their loans plus  
10 20% interest.  According to the promissory notes, the first loan  
11 of \$51,000 was to be repaid to the Coxes within 90 days, or by  
12 May 18, 2008.  The second loan of \$34,000 was to be repaid no  
13 later than June 14, 2008.

14                                 6.

15                 Respondent GREENFIELD represented to the Coxes that  
16 their funds were to be used as loans to be secured by deeds of  
17 trust against real property.  However, the Coxes did not ever  
18 receive any such deeds of trust securing their loan funds.  In  
19 addition, the Coxes did not ever receive repayment of their loan  
20 funds from Respondent GREENFIELD or any other party.

21                                 7.

22                 At all times mentioned above, Respondent was licensed  
23 by the Department of Real Estate as being in the employ of real  
24 estate broker Kenneth Warren Harley, license no. 01819450.  
25 However, Respondent conducted the real estate activities alleged  
26 above, and collected compensation for such activities,  
27 independently and not through the broker under whom she was at



1 the time licensed, in violation of Code Sections 10130, 10131,  
2 and 10137.

3 8.

4 Respondent GREENFIELD's activities constitute a course  
5 of conduct which includes the Coxes, alleged above by way of  
6 example, but is by no means limited to those two consumers and  
7 their capital.

8 9.

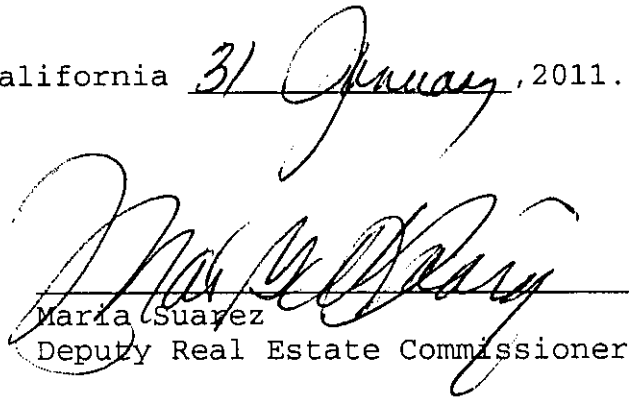
9 The conduct, acts and/or omissions of Respondent  
10 GREENFIELD as set forth above, are cause for the suspension or  
11 revocation of the licenses and license rights of Respondent  
12 pursuant to Code Sections 10177(d), 10177(f), 10177(g) and/or  
13 10177(j).

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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 the licenses and license rights of Respondent DARCEY LYNN GREENFIELD under the Real Estate Law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California 31 January, 2011.

  
\_\_\_\_\_  
Maria Suarez  
Deputy Real Estate Commissioner

cc: DARCEY LYNN GREENFIELD  
Kenneth Warren Harley  
Maria Suarez  
Sacto.