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JUN 14 2012

DEPARTMENT OF REAL ESTATE
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37617 LA
)	
)	
LAURA CECILIA CARLSON,)	<u>FIRST AMENDED</u>
)	<u>ACCUSATION</u>
Respondent.)	
)	

This Accusation amends the Accusation filed on
October 24, 2011. The Complainant, Maria Suarez, a Deputy Real
Estate Commissioner of the State of California, for cause of
Accusation against LAURA CECILIA CARLSON, is informed and
alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, makes this Accusation
in her official capacity.

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2.

LAURA CECILIA CARLSON, (hereinafter "Respondent") presently has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a real estate salesperson. From April 17, 2009 to June 18, 2010, Respondent was licensed under the employ of the corporate broker "AVS Financial Services Inc".

3.

On January 4, 2010, Respondent registered a Fictitious Business Name Statement for "Global Team Consulting" with the Los Angeles County Clerk. The registered owner of "Global Team Consulting" was listed as "Swedor Corporation". Respondent was named as the president of the Swedor Corporation.

4.

Maria A. Transaction

In or about May 2010, Maria A. was solicited by Respondent regarding a modification of Maria A's loan, which was secured by real property. Respondent requested that Maria A. submit advance fees to obtain a loan modification. At Respondent's request, between May 14, 2010 and August 4, 2010, Maria A. paid \$3099 to "Santa Barbara Management" as advance fees for a loan modification.

5.

Renato F. Transaction

In or about April 2010, Renato F. talked to Respondent, who offered to negotiate modifications of Renato F's loans, which were secured by real property. On June 2, 2010,

Respondent collected \$2,011.50 from Renato F. as advance fees for a loan modification by "Santa Barbara Management". In between September 3, 2010 and December 3, 2010 Renato F. paid advance fees of at least \$8,912.50 to Global Team Consulting for loan modification services.

6.

Feliciano B. Transaction

In or about March 2010, Feliciano B. was solicited by Global Team Consulting regarding services Global Team Consulting would provide on Feliciano B's loan, which was secured by real property. On March 10, 2010, Global Team Consulting requested and received \$1,000 from Feliciano B., as an advance fee for loan services.

7.

Filemon & Lucia M. Transaction

In or about February 2010, Filemon & Lucia M. were solicited by Respondent regarding a modification of Filemon & Lucia M's loan, which was secured by real property. Respondent requested that Filemon & Lucia M. submit advance fees to obtain a loan modification. At Respondent's request, between August 1, 2010 and January 4, 2011, Filemon & Lucia M. made at least (six) 6 payments of \$888 each to "Santa Barbara Management" as advance fees for a loan modification.

8.

The agreements described in Paragraphs 4 through 7 above are in violation of Code Sections 10085.5 and 10085.6. This provides cause for suspension or revocation of the

1 licenses and license rights of Respondent pursuant to Code
2 Sections 10177(d) and/or 10177(g).

3 9.

4 Under Code Sections 10130 and 10137, the activities of
5 Respondent, as described in paragraphs 4 through 7 above, may
6 only be performed under a real estate broker whom she is
7 licensed at the time of the transaction. The conduct of
8 Respondent, as alleged above, subjects her real estate license
9 and license rights to suspension or revocation pursuant to
10 Sections 10130, 10137, 10177(d) and/or 10177(g) of the Code.

11
12 WHEREFORE, Complainant prays that a hearing be
13 conducted on the allegations of this Accusation and that upon
14 proof thereof, a decision be rendered imposing disciplinary
15 action against all the licenses and license rights of
16 Respondent LAURA CECILIA CARLSON under the Real Estate Law,
17 that Complainant be awarded its costs of investigation and
18 prosecution of this case, and for such other and further relief
19 as may be proper under other applicable provisions of law.

20 Dated at Los Angeles, California

21 this 12th day of June, 2012

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23
24 
25 Maria Suarez
Deputy Real Estate Commissioner

26 cc: LAURA CECILIA CARLSON
27 Maria Suarez
Sacto.