

FILED

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MARTHA J. ROSETT, Counsel (SBN 142072)
Department of Real Estate
320 West Fourth St. #350
Los Angeles, CA 90013

DEPARTMENT OF REAL ESTATE
BY: *Guadalupe Valencia*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-37696 LA
)	
SOCORRO ORTEGA,)	<u>A C C U S A T I O N</u>
)	
)	
Respondent.)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner, for the Department of Real Estate of the State of California ("Department") for cause of Accusation against SOCORRO ORTEGA, is informed and alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner makes this Accusation in her official capacity.

2.

SOCORRO ORTEGA ("Respondent") has license rights as a real estate salesperson. Respondent was first licensed by the Department as a real estate salesperson on September 9, 2010. Prior to that time, Respondent had never been licensed by the Department in

any capacity. The Real Estate Plaza Inc. is her employing broker of record.

3.

During a period of time beginning on or before February 26, 2010, and continuing through on or after May 11, 2010, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Business and Professions Code ("Code") Sections 10131(d) and 10131.2, for or in expectation of compensation. Respondent solicited consumers of loans secured by real property and offered to negotiate with lenders on their behalf to modify the terms of the loans and prevent foreclosure. Respondent also collected advance fees within the meaning of Code Sections 10026 and 10131.2.

4.

Specifically, in February of 2010, Respondent met with Fernando Fuentes Briceno and Maria Dolores Fuentes ("Borrowers"), who wanted to obtain a modification of their home loans. Borrowers were referred to Respondent by an acquaintance. Respondent represented herself to be a licensed real estate agent, and offered to assist the Borrowers by negotiating with their lender to lower their monthly payments, in exchange for Borrowers paying upfront fees to ORTEGA.

5.

Between February 26, 2010 and May 11, 2010, Respondent collected approximately \$5,500.00 from Borrowers as advance fees for loan modification services.

6.

Respondent failed to provide any services for Borrowers, and did not obtain any relief for them. Respondent also refused to refund Borrowers' money, or provide an accounting

1 for the fees collected.

2 7.

3 As set forth above, Respondent solicited and entered into loan modification
4 agreements, and collected advance fees from Borrowers when she was not licensed by the
5 Department as a broker or as a salesperson employed by a broker. Respondent unlawfully
6 engaged in activities requiring a real estate license prior to September 9, 2010 when she was not
7 licensed by the Department in any capacity.

8 8.

9 The advance fees for loan modification services collected from borrowers
10 described above, were not collected pursuant to written agreements submitted to or reviewed by
11 the Department prior to use. The advance fees were collected after the passage of Code Section
12 10085.
13

14 9.

15 At the time she collected advance fees from Borrowers, Respondent was not
16 licensed as a broker or as a salesperson employed by a supervising employing broker. As such,
17 Respondent was not authorized to conduct activities requiring a real estate broker license
18 independently, or as an employee or agent of any other broker or company, licensed or
19 unlicensed. Respondent was not authorized to receive compensation for acting as Borrowers'
20 agent.
21

22 10.

23 The conduct, acts and/or omissions of Respondent SOCORRO ORTEGA in
24 soliciting borrowers and collecting advance fees from borrowers to perform acts requiring a real
25 estate license constitutes grounds to discipline the license and license rights of Respondent
26
27

1 SOCORRO ORTEGA pursuant to Code Sections 10130, 10085.5, 10177(d), and/or 10177(j).

2 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
3 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and/or license rights of Respondent SOCORRO ORTEGA under the
5 Real Estate Law and for such other and further relief as may be proper under other applicable
6 provisions of law.

7 Dated at Los Angeles, California

8
9 this 4 day of November, 2011.

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11 
12 Robin Trujillo
13 Deputy Real Estate Commissioner
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16 cc: Socorro Ortega
17 The Real Estate Plaza, Inc./Jorge Campos, designated broker
18 Robin Trujillo
19 Sacto.
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