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**FILED**

JAN 23 2014

BUREAU OF REAL ESTATE

By James Demus

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-39281 LA
	)	
TONY ROLANDO SERRANO, d.b.a.	)	<u>A C C U S A T I O N</u>
Fidelity Realty & Investments,	)	
	)	
Respondent.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against TONY ROLANDO SERRANO, alleges as follows:

I

The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against TONY ROLANDO SERRANO.

II

TONY ROLANDO SERRANO ("Respondent") is presently licensed and/or has license rights under the Real Estate Law as a broker. Respondent was first licensed by the Bureau as a broker on or about February 15, 2008. Since July 29, 2010,

1 Respondent has had "Fidelity Realty & Investments" licensed as a  
2 fictitious business name with the Bureau of Real Estate  
3 ("Bureau").

4 III

5 On or about August 8, 2011, Farah R. signed a  
6 residential purchase agreement and joint escrow instructions, in  
7 which Farah R. offered to buy real property located at 718 Sweet  
8 Clover Loop, San Jacinto, CA ("property"). Fidelity Realty &  
9 Investments was named as the selling firm on the purchase  
10 agreement. From August 2011 to approximately April 2012,  
11 Rachelle Gallardo Clemente ("Clemente") engaged in the  
12 negotiation of a short sale of the property, on behalf of  
13 Fidelity Realty & Investments. Clemente is not now, nor has she  
14 ever been, licensed by the Bureau in any capacity.

15 IV

16 Under Code Section 10137, it is unlawful for any broker  
17 to employ or compensate any unlicensed person for performing acts  
18 requiring a real estate license. The conduct, acts, or  
19 omissions of Respondent, as alleged in paragraph III above,  
20 subjects his real estate licenses and license rights to  
21 suspension or revocation pursuant to Sections 10137, 10177(d)  
22 and/or 10177(g) of the Code.

23 V

24 Code Section 10106, provides, in pertinent part, that  
25 in any order issued in resolution of a disciplinary proceeding  
26 before the Bureau, the Commissioner may request the  
27 administrative law judge to direct a licensee found to have

1 committed a violation of this part to pay a sum not to exceed the  
2 reasonable costs of the investigation and enforcement of the  
3 case.

4           WHEREFORE, Complainant prays that a hearing be  
5 conducted on the allegations of this Accusation and that upon  
6 proof thereof, a decision be rendered imposing disciplinary  
7 action against all licenses and license rights of Respondent  
8 TONY ROLANDO SERRANO under the Real Estate Law, that Complainant  
9 be awarded its costs of investigation and prosecution of this  
10 case, and for such other and further relief as may be proper  
11 under other applicable provisions of law.

12 Dated at Los Angeles, California  
13 this 17<sup>th</sup> day of January, 2014

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17 MARIA SUAREZ  
18 Deputy Real Estate Commissioner  
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25 cc: Tony Rolando Serrano  
26 Maria Suarez  
27 Sacto.