

FILED

SEP 02 2010

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of))	
CHRISTOPHER DALE CAMPBELL,)	NO. H-36315 LA
)	
Respondent.)	
<hr/>)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on July 19, 2010 and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the ground of violation of the Real Estate Law (commencing with section 10000 of the Business and Professions Code (Code)) Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with section 11000 of the Code) of Part 2.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of the Respondent.

FINDINGS OF FACT

I

On October 20, 2009, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondent's last known mailing address on file with the Department on October 22, 2009, December 1, 2009 and December 10, 2009.

Respondent failed to file a Notice of Defense within the time required by Section 11506 of the Government Code. Respondent's default was entered herein.

II

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

III

Respondent performed and/or participated in loan solicitation, negotiation and modification activities which require a real estate brokers license under the provisions of Code Section 10131(d) when Respondent was not licensed by the Department as a real estate broker nor employed as a real estate salesperson by the broker on whose behalf the activities were performed in violation of Section 10130 of the Code.

DETERMINATION OF ISSUES

I

Respondent is in violation of Code Section 10130. Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10177(d), 10177(g) and 10177(j).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

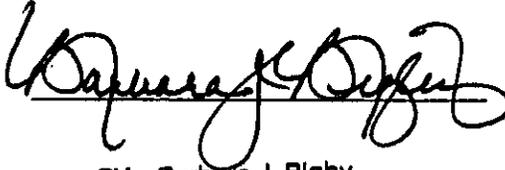
ORDER

The license and license rights of Respondent
CHRISTOPHER DALE CAMPBELL under the provisions of Part I of
Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock
noon on SEP 22 2010.

DATED: 8/24/2010

JEFF DAVI
Real Estate Commissioner



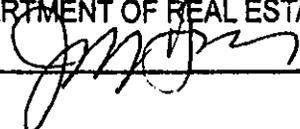
BY: Barbara J. Bigby
Chief Deputy Commissioner

FILED

JUL 19 2010

1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013

3 (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: 

6 BEFORE THE DEPARTMENT OF REAL ESTATE

7 STATE OF CALIFORNIA

8 * * * *

9	In the Matter of the Accusation of)	NO. H-36315 LA
10	CHRISTOPHER DALE CAMPBELL,)	<u>DEFAULT ORDER</u>
11)	
12)	
13)	
14	Respondent.)	

15 Respondent CHRISTOPHER DALE CAMPBELL, having
 16 failed to file a Notice of Defense within the time required
 17 by Section 11506 of the Government Code, is now in default.
 18 It is therefore, ordered that a default be entered on the
 19 record in this matter.

22 IT IS SO ORDERED JULY 19, 2010.

24 JEFF DAVI
Real Estate Commissioner

25 By: 
26 PHILLIP IRDE
Regional Manager

27

1 CHERYL D. KEILY SBN# 94008
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982
6 (Direct) (213) 576-6905

FILED

OCT 22 2009

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

7
8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-36315 LA
13 CHRISTOPHER DALE CAMPBELL,) A C C U S A T I O N
14)
15 Respondent.)
_____)

16 The Complainant, Robin Trujillo, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against CHRISTOPHER DALE CAMPBELL ("Respondent") is informed and
19 alleges as follows:

20
21 1.

22 The Complainant, Robin Trujillo, a Deputy Real Estate
23 Commissioner of the State of California, makes this Accusation
24 in her official capacity.

25 ///

26 ///

27 ///

2.

1 Respondent is presently licensed and/or has
2 license rights under the Real Estate Law as a real estate
3 salesperson.
4

3.

5
6 At all times herein mentioned, CAMPBELL engaged in the
7 business of, acted in the capacity of, or advertised a loan
8 modification service and advance fee brokerage offering to
9 perform and performing loan modification and negotiation
10 services with respect to loans which were secured by liens on
11 real property for compensation or in expectation of compensation
12 and for fees often collected in advance as well as at the
13 conclusion of the transaction.
14

4.

15
16 On or about December 3, 2008, Christopher Timothy paid
17 an advance fee of \$3,500 to Respondent and Lionstar Financial
18 LLC. The advance fee was collected pursuant to a written
19 agreement pertaining to loan negotiation and modification
20 services to be provided with respect to a loan secured by the
21 real property located at 13812 Heidi Circle, Garden Grove,
22 California 92842.
23

5.

24 The activities described in Paragraphs 3 and 4, above,
25 require a real estate broker license under Sections 10131(d) and
26 10131.2 of the Code.
27

///

6.

1 Respondent performed and/or participated in loan
2 solicitation, negotiation and modification activities which
3 require a real estate broker license under the provisions of
4 Code Section 10131(d) when Respondent was not licensed by the
5 Department as a real estate broker nor employed as a real estate
6 salesperson by the broker on whose behalf the activities were
7 performed in violation of Section 10130 of the Code.
8

9 7.

10 The conduct, acts and/or omissions of Respondent, as set
11 forth, above, violate Code Section 10130, and are cause for the
12 suspension or revocation of the licenses and license rights of
13 Respondent pursuant to Code Sections 10177(d), 10177(g) and/or
14 10177(j).
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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 the licenses and license rights of Respondent
5 CHRISTOPHER DALE CAMPBELL, under the Real Estate Law, and for
6 such other and further relief as may be proper under other
7 applicable provisions of law.

8 Dated at Los Angeles, California
9 this 20 day of October, 2009.

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12 
13
14 Robin Trujillo
15 Deputy Real Estate Commissioner
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18
19
20
21
22
23

24 cc: Christopher Dale Campbell
25 The Modification Center Inc.
26 Robin Trujillo
27 Sacto.