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DEPARTMENT OF REAL ESTATE
By R. Mar

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) NO. H-2667 FR
13 CARRIE ANN SHREFFLER,)
14 Respondent.) ACCUSATION

15 The Complainant, Luke Martin, a Deputy Real Estate Commissioner of the State
16 of California, ("Complainant"), for Accusation against Respondent CARRIE ANN
17 SHREFFLER, ("Respondent"), is informed and alleges as follows:

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19 Complainant makes this Accusation against Respondent in his official capacity.

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21 At all times mentioned, Respondent was and now is licensed by the State of
22 California Department of Real Estate ("the Department") as a real estate salesperson.

23 FIRST CAUSE OF ACTION

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25 On or about August 16, 2008, Respondent, as a representative of Bakersfield
26 Westwind Corporation, ("BWC"), doing business as "Coldwell Banker America West", entered
27 into a manufactured home listing agreement with Hayes and Goldie Trimble for their real

1 property located at 45831 Pine Street, Posey, California. Under the terms of the contract, the
2 listing agreement was scheduled to expire on February 16, 2009. However, the date of February
3 16, 2009, was lined out on the listing agreement and November is written over the February
4 date.

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6 Without her clients' authorization, Respondent extended the expiration date on
7 the Trimbles' listing agreement on four (4) separate occasions between February 23, 2009, and
8 October 3, 2009. On each occasion, Respondent signed the Trimbles' names on a
9 Status/Change Report and submitted it to a manager at BWC. Thereafter, the modifications
10 made by Respondent were made on the Multiple Listing Service ("MLS") for the Trimbles'
11 property.

12 5

13 On or about May 19, 2009, Respondent submitted a Status/Change Report
14 changing the listing price of the Trimbles' property from \$170,000 to \$130,000. Respondent
15 made that change without her clients' authorization. The change was submitted by Respondent
16 to a manager at BWC and the changes made to the MLS for the Trimbles' property.

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18 The acts and/or omissions by Respondent described in Paragraphs 3 through 5,
19 above, were done by Respondent without the knowledge or approval of her sponsoring broker.

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21 Such acts and/or omissions by Respondent violate Sections 10176(a) (substantial
22 misrepresentation), 10176(c) (continued and flagrant course of misrepresentation) and 10177(j)
23 (fraud or dishonest dealing) of the Code.

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25 The acts and/or omissions of Respondent described in Paragraphs 3 through 6,
26 above, are grounds for the suspension or revocation of Respondent's licenses and license rights
27 under Sections 10176(a), 10176(c) and 10177(j).

1 SECOND CAUSE OF ACTION

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3 On or about January 12, 2009, Respondent, as a representative of BWC, entered
4 into a listing agreement with Leah McClenny for her real property located at 43242 Pine Street,
5 Posey, California. Under the terms of the contract, the listing agreement was scheduled to
6 expire on July 12, 2009.

7 10

8 Without her client's authorization, Respondent extended the expiration date on
9 Leah McClenny's listing agreement to October 6, 2009. Respondent signed Leah McClenny's
10 name on a Status/Change Report and submitted it to a manager at BWC. Thereafter, the
11 modifications made by Respondent were made on the MLS for Leah McClenny's property.

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13 The acts and/or omissions by Respondent described in Paragraphs 9 and 10,
14 above, were done by Respondent without the knowledge or approval of her sponsoring broker.

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16 Such acts and/or omissions by Respondent violate Sections 10176(a), 10176(c)
17 and 10177(j) of the Code.

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19 The acts and/or omissions of Respondent described in Paragraphs 9 through 11,
20 above, are grounds for the suspension or revocation of Respondent's licenses and license rights
21 under Sections 10176(a), 10176(c) and 10177(j).

22 THIRD CAUSE OF ACTION

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24 On or about January 12, 2009, Respondent, as a representative of BWC, entered
25 into a listing agreement with Christopher McClenny for his real property located at 45572 Poso
26 Park Drive, Posey, California. Under the terms of the contract, the listing agreement was
27 scheduled to expire on August 23, 2009.

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On or about August 24, 2009, without her client's authorization, Respondent extended the expiration date on Christopher McClenny's listing agreement to October 6, 2009. Respondent signed Christopher McClenny's name on a Status/Change Report and submitted it to a manager at BWC. Thereafter, the modifications made by Respondent were made on the MLS for Christopher McClenny's property.

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The acts and/or omissions by Respondent described in Paragraph 14 and 15, above, were done by Respondent without the knowledge or approval of her sponsoring broker.

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Such acts and/or omissions by Respondent violate Sections 10176(a), 10176(c) and 10177(j) of the Code.

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The acts and/or omissions of Respondent described in Paragraphs 14 through 16, above, are grounds for the suspension or revocation of Respondent's licenses and license rights under Sections 10176(a), 10176(c) and 10177(j).

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 licenses and license rights of Respondent under the Code and for such other and further relief as may be proper under other provisions of law.


LUKE MARTIN
Deputy Real Estate Commissioner

Dated at Fresno, California,
this 30th day of August, 2011.