

1 Department of Real Estate
P. O. Box 187000
2 Sacramento, CA 95818-7000
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FILED
MAR 22 2002

DEPARTMENT OF REAL ESTATE
By Muriel L. Zain

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:)	No. H-3662 SAC
)	
12 JAMES HARRIS and ELINOR)	<u>ORDER TO DESIST AND REFRAIN</u>
13 SPECTOR doing business as)	(B&P Code Section 10086)
14 AMERICAN SERVICING COMPANY)	
)	

15 The Real Estate Commissioner of the State of
16 California (hereinafter "Commissioner") has determined from
17 evidence available to the California Department of Real Estate
18 (hereinafter "the Department") that you, JAMES HARRIS and you,
19 ELINOR SPECTOR, and each of you, individually and doing
20 business as AMERICAN SERVICING COMPANY (hereinafter "you"),
21 while engaged in activities which require a real estate broker
22 license under the provisions of Sections 10131(a) and 10131(b)
23 of the California Business and Professions Code (hereinafter
24 "the Code"), violated Section 10130 of the Code.

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I

At no time mentioned herein were you, JAMES HARRIS, or you, ELINOR SPECTOR, licensed by the Department as a real estate broker or as a real estate salesperson.

II

Between on or about July 1, 1999 and on or about December 15, 1999, you, JAMES HARRIS, and you, ELINOR SPECTOR, and each of you, individually and doing business as AMERICAN SERVICING COMPANY, on behalf of the Vernaccia Trust #2514, for compensation, leased and rented and collected rents from residential real property known as 2514 Vernaccia Circle, Rancho Cordova, California, and negotiated and arranged for Daniel and Bobbie Fleming to acquire an option to purchase said real property.

III

In acting as described in Paragraph II above, you engaged in the business and acted in the capacity of real estate brokers within the State of California as defined by Sections 10131(a) and 10131(b) of the Code.

IV

On or about June 18, 2001, you, ELINOR SPECTOR, individually and doing business as AMERICAN SERVICING COMPANY, on behalf of the Aramon Drive Trust #2468, for compensation, solicited tenants for residential real property known as 3115 La Solidar, Sacramento, California.

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In acting as described in Paragraph IV, above, you, ELINOR SPECTOR, individually and doing business as American Servicing Company, engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Code.

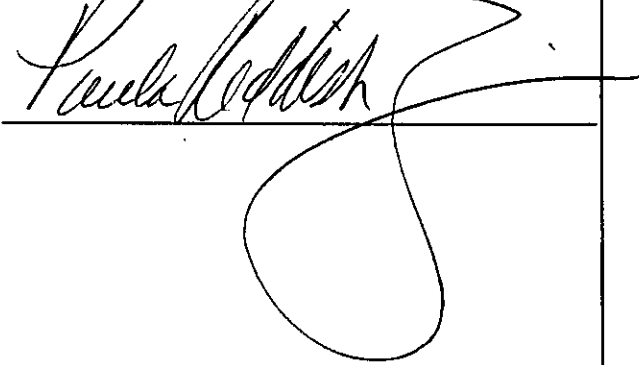
VI

In acting as described above, you, and each of you, violated Section 10130 of the Code.

NOW, THEREFORE, YOU, JAMES HARRIS, AND YOU, ELINOR SPECTOR, AND EACH OF YOU, INDIVIDUALLY AND DOING BUSINESS AS AMERICAN SERVICING COMPANY, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any activities for which a real estate license is required unless you comply with Section 10130 of the Code.

DATED: March 18, 2002

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



cc: JAMES HARRIS
AMERICAN SERVICING COMPANY
2648 Aramon Drive
Rancho Cordova, CA 95670

ELINOR SPECTOR
AMERICAN SERVICING COMPANY
P. O. Box 487
10631 Audubon Way
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