

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

MAR 25 2010

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:) NO. H-10883 SF
12 OLGA HERNANDEZ)
13) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)

14 The Real Estate Commissioner of the State of California has caused an
15 investigation to be conducted and is of the opinion that you, OLGA HERNANDEZ, engaged in
16 activities which require a real estate salesperson or real estate broker license under the provision
17 of Section 10131(a) of the California Business and Professions Code (hereafter "the Code") and
18 have violated Sections 10130 (real estate license required) and 10177(j) (fraud or dishonest
19 dealing) of the Code.

20 1

21 The license you received from the State of California Department of Real Estate
22 (hereinafter "Department") as a real estate salesperson expired on May 25, 2008.

23 2

24 At all times herein mentioned, you engaged in the business of, acted in the
25 capacity of, advertised, or assumed to act as a real estate salesperson or a real estate broker within
26 the State of California, within the meaning of Section 10131(a) of the Code, including the
27 operation and conduct of a residential resale brokerage wherein you sold or offered to sell, bought

1 or offered to buy, solicited prospective sellers or purchasers of, solicited or obtained listings of,
2 or negotiated the purchase, sale or exchange of real property or a business opportunity.

3 3

4 During the period from about July 27, 2008 to the present, in the course of the
5 activities and conduct described in Paragraph 2, above, you solicited and negotiated the following
6 four (4) transactions wherein you fraudulently misrepresented yourself as a real estate licensee:

7 (a) on July 27, 2008, for a short sale for Francisco J. Estrada for real property
8 located at 17571 Wickman Place, San Lorenzo, California;

9 (b) on about July 28, 2008, for the purchase of real property for Margarita Licon
10 and Caroline Jimenez, located at 1201 91st Street, Oakland, CA 94603;

11 (c) on about August 4, 2008, for a short sale for Amilcar Salazar for real
12 property located at 1323 Dover Ave, San Pablo, California 94806; and,

13 (d) on about August 26, 2008, for the purchase of real property for Narciso De
14 Jesus Aragon and Maria Eve Olaque, located at 9332 c, Oakland, CA 94603.

15 4

16 In acting as described in Paragraphs 1-3, above, you, OLGA HERNANDEZ, have
17 violated Sections 10130 and 10177(j) of the Code.

18 NOW, THEREFORE, YOU, OLGA HERNANDEZ, ARE HEREBY ORDERED
19 TO DESIST AND REFRAIN from performing any and all acts within the State of California for
20 which a real estate salesperson or real estate broker license is required, unless and until you
21 obtain a real estate salesperson or real estate broker license.

22 DATED: 3/24, 2010

23 JEFF DAVIS
Real Estate Commissioner

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25
26 cc: OLGA HERNANDEZ
2892 Hillcrest Ave.
Hayward, CA 94542
OLGA HERNANDEZ
3522 Markley Creek Drive
Antioch, CA 94509