

FILED  
AUG 03 2000

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	No. H-28549 LA
	)	
GLENDORA MORTGAGE, INC.	)	
	)	
	)	
Respondent.	)	
_____	)	

DECISION AFTER DEFAULT

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 June 26, 2000, 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.

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 respondent.

FINDINGS OF FACT

1.

The Complainant, Thomas Mc Crady, a Deputy Real Estate Commissioner of the State of California, made the Accusation in his official capacity.

2.

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) (Code) as a corporate real estate broker.

The current mailing and business address maintained by Respondent with the Department is 1920 East Alostia Avenue, Glendora, California, 91740. Respondent is no longer located at this address nor is Respondent presently maintaining any office in California to conduct activities requiring a real estate license. Further, Respondent has failed to notify the Real Estate Commissioner of any different address other than the one set forth above.

#### DETERMINATION OF ISSUES

The acts and omissions of Respondent, as set forth above, are in violation of Section 10162 of the California Business and Professions Code (Code) and Section 2715 of Chapter 6, Title 10, California Code of Regulations and are grounds for the suspension or revocation of the license and license rights of GLENDORA MORTGAGE, INC. pursuant to Sections 10165 and 10177(d) of the Code.

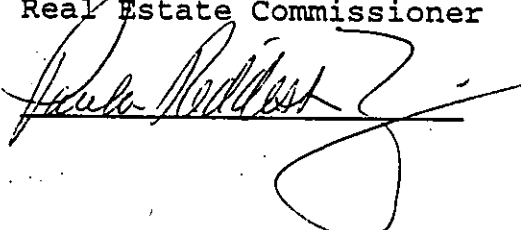
#### ORDER

The license and license rights of GLENDORA MORTGAGE, INC. under the provisions of Part 1 of Division 4 of the Business and Professions Code are suspended until such time as it provides evidence satisfactory to the Real Estate Commissioner that it is now maintaining a definite place of business in the State of California which serves as its office for the transaction of business requiring a real estate and is otherwise in compliance with Section 10162 of the Code.

This Decision shall become effective at 12 o'clock noon on August 23, 2000.

IT IS SO ORDERED July 27, 2000.

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner



1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

FILED  
JUN 26 2000

DEPARTMENT OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of )

) No. H- 28549 LA

12 )  
13 GLENDORA MORTGAGE, INC. )

) DEFAULT ORDER

14 Respondent. )

15 The above-named Respondent has failed to file a Notice  
16 of Defense within the time required by Section 11506 of the  
17 Government Code and is now in default. It is, therefore, ordered  
18 that a default be entered on the record in this matter.

19 IT IS SO ORDERED June 26, 2000

20 PAULA REDDISH ZINNEMANN  
21 Real Estate Commissioner

22 By: *Randolph Brendia*

23 RANDOLPH BRENDIA  
24 Regional Manager  
25  
26  
27

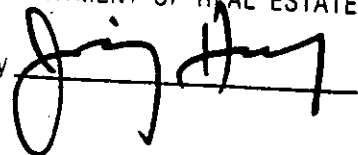
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ROBERT E. BAKER, Counsel  
State Bar No. 53100  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, CA 90013-1105  
  
Telephone: (213) 576-6982  
--or-- (213) 576-6905 (Direct)

**FILED**  
MAY 10 2000

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	NO. H-28549 LA
	)	
GLENDORA MORTGAGE, INC.,	)	A C C U S A T I O N
	)	
Respondent(s).	)	
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The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against GLENDORA MORTGAGE, INC., alleges as follows:

I

The Complainant, Thomas McCrady, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in his official capacity.

II

At all times mentioned herein, GLENDORA MORTGAGE, INC. (Respondent) was and still is licensed by the Department of Real Estate of the State of California (Department) as a corporate real estate broker.

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III

At all times mentioned herein, for or in expectation of compensation, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131 of the California Business and Professions Code (Code).

IV

The current mailing and business office address maintained by Respondent with the Department is 1920 East Alosta Avenue, Glendora, California, 91740. Respondent is no longer located at this address nor is Respondent presently maintaining any office in California to conduct activities requiring a real estate license. Further, Respondent has failed to notify the Real Estate Commissioner of any different address other than the one set forth above.

V

The acts and omissions of Respondent, as set forth above, are in violation of Section 10162 of the California Business and Professions Code and Section 2715 of Chapter 6, Title 10, California Code of Regulations and are grounds for the suspension or revocation of the licenses and license rights of GLENDORA MORTGAGE, INC. pursuant to Sections 10165 and 10177(d) of the Code.

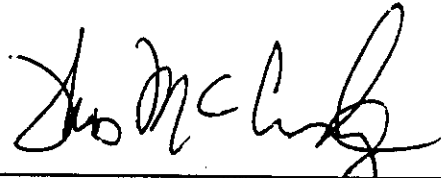
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1 WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all licenses and/or license rights of  
5 Respondent, GLENDORA MORTGAGE, INC., under the Real Estate Law  
6 and for such other and further relief as may be proper under  
7 applicable provisions of law.

8 Dated at Los Angeles, California  
9 this 10th day of May, 2000.



Deputy Real Estate Commissioner

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24 cc: Glendora Mortgage, Inc.  
25 Thomas McCrady  
26 Sacto.  
27 LK