

By [Signature]

* * *

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

IT IS HEREBY ORDERED that Respondent SONIA DEE HARRIS'
petition for voluntary surrender of her real estate broker
license(s) is accepted as of the effective date of this Order as
set forth below, based upon the understanding and agreement
expressed in Respondent's Declaration dated November 2, 2002
(attached as Exhibit "A" hereto).

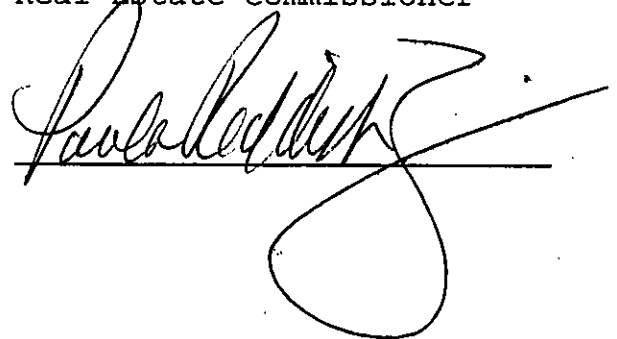
1 Respondent's license certificate(s), pocket card(s) and
2 any branch office license certificate(s) shall be sent to the
3 below listed address so that they reach the Department on or
4 before the effective date of this Order:

5 Department of Real Estate
6 Attn.: Licensing Flag Section
7 Post Office Box 187000
8 Sacramento, CA 95818-7000

9 This Order shall become effective at 12 o'clock noon on
10 December 16, 2002

11 DATED: November 21, 2002

12 PAULA REDDISH ZINNEMANN
13 Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-29596 LA
SONIA DEE HARRIS,)
)
Respondent.)

DECLARATION

My name is SONIA DEE HARRIS and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am represented by PETER M. SCHAEFFER, Attorney at Law.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) I wish to voluntarily surrender my real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

//

1 I understand that by so voluntarily surrendering my
2 license(s), that they can only be reinstated in accordance with
3 the provisions of Section 11522 of the Government Code. I also
4 understand that by so voluntarily surrendering my license(s), I
5 agree to the following:

6 The filing of this Declaration shall be deemed as my
7 petition for voluntary surrender. It shall also be deemed to be
8 an understanding and agreement by me that, I waive all rights I
9 have to require the Commissioner to prove the allegations
10 contained in the Accusation filed in this matter at a hearing
11 held in accordance with the provisions of the Administrative
12 Procedure Act (Government Code Sections 11400 et seq.), and that
13 I also waive other rights afforded to me in connection with the
14 hearing such as the right to discovery, the right to present
15 evidence in defense of the allegations in the Accusation and the
16 right to cross-examine witnesses. I further agree that upon
17 acceptance by the Commissioner, as evidenced by an appropriate
18 order, all affidavits and all relevant evidence obtained by the
19 Department in this matter prior to the Commissioner's acceptance,
20 and all allegations contained in the Accusation filed in the
21 Department Case No. H-29596 LA, may be considered by the
22 Department to be true and correct only for the purpose of
23 deciding whether or not to grant reinstatement of my license(s)
24 pursuant to Government Code Section 11522.

25 I declare under penalty of perjury under the laws of
26 the State of California that the above is true and correct and

27 ///

1 that I freely and voluntarily surrender my license(s) and all
2 license rights attached thereto.
3

4 11/02/02 Riverside CA
5 Date and Place

Sonia Dee Harris
SONIA DEE HARRIS

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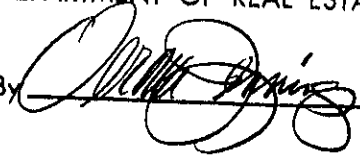
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27

SACTO.

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

By 

In the Matter of the Accusation of

SONIA DEE HARRIS

Respondent

Case No. H-29596 LA

OAH No. L-2002080448

NOTICE OF HEARING ON ACCUSATION

To the above named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on Wednesday, November 6, 2002, and Thursday, November 7, 2002, at the hour of 9:00 a.m., or as soon thereafter as the matter can be heard, upon the Accusation served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

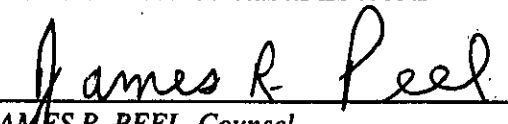
You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

DEPARTMENT OF REAL ESTATE

Dated: September 10, 2002.

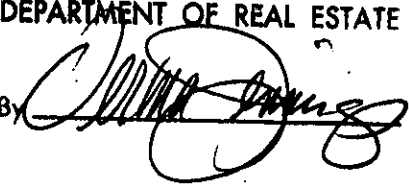
By


JAMES R. PEEL, Counsel

S. D. Harris/P. M. Schaeffer Esq.
Sacto. Lic./OAH-Los Angeles

SACD
Flag

1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Ste. 350
4 Los Angeles, California 90013-1105
5
6 Telephone: (213) 576-6982
7 -or- (213) 576-6913 (Direct)

FILED
JUL 12 2002
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)	No. H#29596 LA
12 SONIA DEE HARRIS,)	<u>ACCUSATION</u>
13 Respondent.)	
14	

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against SONIA DEE HARRIS alleges as follows:

18 I

19 The Complainant, Maria Suarez, a Deputy Real Estate
20 Commissioner of the State of California, makes this Accusation in
21 her official capacity.

22 II

23 SONIA DEE HARRIS (hereinafter referred to as
24 Respondent) is presently licensed and/or has license rights under
25 the Real Estate Law (Part 1 of Division 4 of the Business and
26 Professions Code) (hereinafter referred to as the "Code") as a
27 real estate broker.

1 III.

2 Respondent was originally licensed as a real estate
3 salesperson from September 12, 1986, through February 16, 2000.
4 Effective February 17, 2000, Respondent was licensed as a real
5 estate broker.

6 IV

7 At all times herein mentioned, Respondent was licensed
8 by the Department of Real Estate of the State of California as a
9 real estate salesperson.

10 V

11 On or about July 12, 1999, Respondent, while performing
12 acts requiring a real estate license, as set forth in Code
13 Section 10131(d), for compensation or in expectation of
14 compensation, negotiated a loan on 1930 Prince Albert Drive,
15 Riverside, California, from Fremont Investment & Loan ("lender")
16 with one, Louise Brooks ("Brooks").

17 VI

18 During the course of the transaction, Respondent
19 falsely represented to the lender the true identity of the party
20 applying for the loan, and made false statements of Brooks'
21 wealth, identity and financial character.

22 VII

23 Specifically, Respondent used the name of Louise Brooks
24 and falsified loan documents to facilitate a fraudulent loan
25 transaction in the amount of \$250,000.

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VIII

On or about July 14, 1999, Escrow No. 19796-JM was opened at the JM Escrow, Inc. The escrow closed on August 3, 1999.

IX

Respondent obtained money and property, fraudulently, knowingly and intentionally.

X

The lender relied on the falsified loan documents and made a new first trust deed loan. Had the lender known that the loan documents were false and untrue, it would not have made the loan.

XI

The lender's loss or potential loss due to the fraud or attempted fraud was \$41,380. The lender had to foreclose on the property.

XII

At the close of escrow, Respondent received a portion of her commission directly from the seller instead of the broker under whom she was employed.

XIII

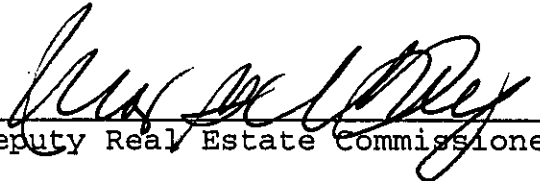
The conduct of Respondent, as alleged above, subjects her real estate licenses and license rights to suspension or revocation pursuant to Sections 10137, 10176(a) and/or 10176(i) of the Code.

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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 license rights of Respondent
5 SONIA DEE HARRIS under the Real Estate Law (Part 1 of Division 4
6 of the Business and Professions Code) and for such other and
7 further relief as may be proper under other applicable provisions
8 of law.

9 Dated at Los Angeles, California,
10 this 12th day of July, 2002.

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Deputy Real Estate Commissioner

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23 cc: Sonia Dee Harris
24 Maria Suarez
25 Sacto.
26 AS
27 J. A. Waddell