

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

FILED
JAN 23 2012
DEPARTMENT OF REAL ESTATE

By OR

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 SHORE CAPITAL CORPORATION,)
13 ANDRE P. LUJAN, individually)
and as designated officer of)
Shore Capital Corporation, and)
14 BLANCA LILLIAN YEPEZ,)
Respondents.)

NO. H-37083 LA
L-2011040502

STIPULATION AND AGREEMENT

16 It is hereby stipulated by and between BLANCA LILLIAN
17 YEPEZ (sometimes referred to as "Respondent") and her attorney
18 of record, Marisol Ocampo, and the Complainant, acting by and
19 through Lissete Garcia, Counsel for the Department of Real
20 Estate, as follows for the purpose of settling and disposing of
21 the Accusation filed on February 24, 2011, in this matter:

22 1. All issues which were to be contested and all
23 evidence which was to be presented by Complainant and Respondent
24 at a formal hearing on the Accusation, which hearing was to be
25 held in accordance with the provisions of the Administrative
26 Procedure Act (APA), shall instead and in place thereof be
27 submitted solely on the basis of the provisions of this
28

1 Stipulation and Agreement.

2 2. Respondent has received, read and understands the
3 Statement to Respondent, the Discovery Provisions of the APA and
4 the Accusation filed by the Department of Real Estate in this
5 proceeding.

6 3. On March 10, 2011, Respondent filed a Notice of
7 Defense pursuant to Section 11506 of the Government Code for the
8 purpose of requesting a hearing on the allegations in the
9 Accusation. Respondent hereby freely and voluntarily withdraws
10 said Notice of Defense. Respondent acknowledges that she
11 understands that by withdrawing said Notice of Defense she will
12 thereby waive her right to require the Commissioner to prove the
13 allegations in the Accusation at a contested hearing held in
14 accordance with the provisions of the APA and that she will
15 waive other rights afforded to her in connection with the
16 hearing such as the right to present evidence in defense of the
17 allegations in the Accusation and the right to cross-examine
18 witnesses.

19 4. Respondent, pursuant to the limitations set forth
20 below, hereby admits that the factual allegations of the
21 Accusation filed in this proceeding are true and correct and the
22 Real Estate Commissioner shall not be required to provide
23 further evidence of such allegations.

24 5. It is understood by the parties that the Real
25 Estate Commissioner may adopt the Stipulation and Agreement as
26 her Decision in this matter, thereby imposing the penalty and
27 sanctions on Respondent's real estate license and license rights
28

1 as set forth in the below "Order". In the event that the
2 Commissioner in her discretion does not adopt the Stipulation
3 and Agreement, it shall be void and of no effect, and Respondent
4 shall retain the right to a hearing and proceeding on the
5 Accusation under all the provisions of the APA and shall not be
6 bound by any admission or waiver made herein.

7 6. The Order or any subsequent Order of the Real
8 Estate Commissioner made pursuant to this Stipulation and
9 Agreement shall not constitute an estoppel, merger or bar to any
10 further administrative or civil proceedings by the Department of
11 Real Estate with respect to any matters which were not
12 specifically alleged to be causes for accusation in this
13 proceeding.
14

15 DETERMINATION OF ISSUES

16 By reason of the foregoing stipulations, admissions
17 and waivers and solely for the purpose of settlement of the
18 pending Accusation without a hearing, it is stipulated and
19 agreed that the following determination of issues shall be made:

20 The conduct of Respondent BLANCA LILLIAN YEPEZ as
21 described in Paragraphs 6 through 10 of the Accusation are in
22 violation of Section 10137 of the Business and Professions Code
23 and are grounds for the suspension or revocation of all of the
24 real estate licenses and license rights of Respondent BLANCA
25 LILLIAN YEPEZ under the provision of Section 10177(d) of the
26 California Business and Professions Code.

27 ///
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDER

WHEREFORE THE FOLLOWING ORDER is hereby made:

All licenses and licensing rights of Respondent BLANCA LILLIAN YEPEZ under the Real Estate Law are hereby revoked;
provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for said license within ninety (90) days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of that Code:

1. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

2. The restricted license may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to said restricted license.

3. Respondent shall not be eligible for the issuance of an unrestricted real estate license nor for the removal of

1 any of the conditions, limitations or restrictions of the
2 restricted license until at least two (2) years have elapsed
3 from the effective date of this Decision.

4 4. Respondent shall submit with any application for
5 license under an employing broker, or any application for
6 transfer to a new employing broker, a statement signed by the
7 prospective employing real estate broker on a form approved by
8 the Department of Real Estate which shall certify:

9 (a) That the employing broker has read the Decision
10 of the Commissioner which granted the right to a restricted
11 license; and

12 (b) That the employing broker will exercise close
13 supervision over the performance by the restricted licensee
14 relating to activities for which a real estate license is
15 required.
16

17 5. Respondent shall, within nine (9) months from the
18 effective date of this Decision, present evidence satisfactory
19 to the Real Estate Commissioner that Respondent has, since the
20 most recent issuance of an original or renewal real estate
21 license, taken and successfully completed the continuing
22 education requirements of Article 2.5 of Chapter 3 of the Real
23 Estate Law for renewal of a real estate license. If Respondent
24 fails to satisfy this condition, the Commissioner may order the
25 suspension of the restricted license until the Respondent
26 presents such evidence. The Commissioner shall afford
27 Respondent the opportunity for a hearing pursuant to the APA to
28 present such evidence.

Dated: 12/16/11

Lisette Garcia
LISSETE GARCIA
Counsel for Complainant

* * *

1 I have read the Stipulation and Agreement, have
2 discussed it with my counsel, and its terms are understood by me
3 and are agreeable and acceptable to me. I understand that I am
4 waiving rights given to me by the California Administrative
5 Procedure Act (including but not limited to Sections 11506,
6 11508, 11509 and 11513 of the Government Code), and I willingly,
7 intelligently and voluntarily waive those rights, including the
8 right of requiring the Commissioner to prove the allegations in
9 the Accusation at a hearing at which I would have the right to
10 cross-examine witnesses against me and to present evidence in
11 defense and mitigation of the charges.
12

13 Respondent can signify acceptance and approval of the
14 terms and conditions of this Stipulation and Agreement by faxing
15 a copy of the signature page, as actually signed by Respondent,
16 to the Department at the following fax number: (213) 576-6917.
17 Respondent agrees, acknowledges and understands that by
18 electronically sending to the Department a fax copy of her
19 actual signature as it appears on the Stipulation and Agreement,
20 that receipt of the faxed copy by the Department shall be as
21 binding on Respondent as if the Department had received the
22 original signed Stipulation and Agreement.
23

24 Further, if the Respondent is represented by counsel,
25 the Respondent's counsel can signify her agreement to the terms
26 and conditions of the Stipulation and Agreement by submitting
27
28

1 that signature via fax. The Commissioner has asked that the
 2 original stipulation containing the original signatures of both
 3 the Respondent and Respondent's counsel be deposited in the mail
 4 within 24 hours.

5
 6 DATED: 12/14/2011

Blanca Yepez
 BLANCA LILLIAN YEPEZ
 Respondent

7
 8 DATED: 12/14/2011

Marisol Ocampo
 MARISOL OCAMPO
 Respondent's Counsel
 Approved as to Form and
 Content

9
 10
 11 ***

12 The foregoing Stipulation and Agreement is hereby
 13 adopted as my Decision in this matter and shall become effective
 14 at 12 o'clock noon on February 13, 2012.

15 IT IS SO ORDERED 1/9, 2012.

16
 17
 18 BARBARA J. BIGBY
 Acting Real Estate Commissioner

19
 20
 21 *Barbara J. Bigby*
 22
 23
 24
 25
 26
 27
 28

1 Department of Real Estate
2 320 West Fourth Street, #350
3 Los Angeles, California 90013

4 (213) 576-6982

FILED
DEC 27 2011
DEPARTMENT OF REAL ESTATE

By C.2

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12)
13 SHORE CAPITAL CORPORATION and)
14 ANDRE P. LUJAN, individually and)
15 as designated officer of Shore)
16 Capital Corporation, and)
17 BLANCA LILLIAN YEPEZ,)
18 Respondents.)

DRE NO. H-37083 LA
OAH NO. L-2011040502

STIPULATION AND AGREEMENT

17
18 It is hereby stipulated by and between Respondents
19 SHORE CAPITAL CORPORATION and ANDRE P. LUJAN, individually and
20 as designated officer of Shore Capital Corporation,
21 (collectively "Respondents") and their attorney, Jozef G.
22 Magyar, and the Complainant, acting by and through Lissete
23 Garcia, Counsel for the Department of Real Estate, as follows
24 for the purpose of settling and disposing of the Accusation
25 filed on February 24, 2011, in this matter:

26 1. All issues which were to be contested and all
27 evidence which was to be presented by Complainant and

1 Respondents at a formal hearing on the Accusation, which hearing
2 was to be held in accordance with the provisions of the
3 Administrative Procedure Act (APA), shall instead and in place
4 thereof be submitted solely on the basis of the provisions of
5 this Stipulation and Agreement (hereinafter "Stipulation").

6 2. Respondents have received, read and understand the
7 Statement to Respondent, the Discovery Provisions of the APA and
8 the Accusation filed by the Department of Real Estate in this
9 proceeding.

10 3. On March 10, 2011, Respondents filed Notices of
11 Defense pursuant to Section 11506 of the Government Code for the
12 purpose of requesting a hearing on the allegations in the
13 Accusation. Respondents hereby freely and voluntarily waive
14 said Notices of Defense. Respondents acknowledge that they
15 understand that by waiving said Notices of Defense they will
16 thereby waive their right to require the Commissioner to prove
17 the allegations in the Accusation at a contested hearing held in
18 accordance with the provisions of the APA and that they will
19 waive other rights afforded to them in connection with the
20 hearing such as the right to present evidence in defense of the
21 allegations in the Accusation and the right to cross-examine
22 witnesses.

23 4. This Stipulation is based on the factual
24 allegations contained in the Accusation filed in this proceeding.
25 In the interest of expedience and economy, Respondents choose not
26 to contest these factual allegations, but to remain silent and
27 understand that, as a result thereof, these factual statements,

1 will serve as a prima facie basis for the disciplinary action
2 stipulated to herein. The Real Estate Commissioner shall not be
3 required to provide further evidence to prove such allegations.

4 5. This Stipulation and Respondents' decision not to
5 contest the Accusation are made for the purpose of reaching an
6 agreed disposition of this proceeding and are expressly limited
7 to this proceeding and any other proceeding or case in which the
8 Department of Real Estate, or another licensing agency of this
9 state, another state or if the federal government is involved and
10 otherwise shall not be admissible in any other criminal or civil
11 proceedings.

12 6. It is understood by the parties that the Real
13 Estate Commissioner may adopt the Stipulation as her decision
14 in this matter thereby imposing the penalty and sanctions on
15 Respondents' real estate licenses and license rights as set forth
16 in the below "Order". In the event that the Commissioner in her
17 discretion does not adopt the Stipulation, the Stipulation shall
18 be void and of no effect, and Respondents shall retain the right
19 to a hearing on the Accusation under all the provisions of the
20 APA and shall not be bound by any stipulation or waiver made
21 herein.

22 7. The Order or any subsequent Order of the Real
23 Estate Commissioner made pursuant to this Stipulation shall not
24 constitute an estoppel, merger or bar to any further
25 administrative or civil proceedings by the Department of Real
26 Estate with respect to any matters which were not specifically
27 alleged to be causes for accusation in this proceeding.

1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions
3 and waivers and solely for the purpose of settlement of the
4 pending Accusation without a hearing, it is stipulated and
5 agreed that the following determination of issues shall be made:

6 I

7 The acts or omissions of Respondent SHORE CAPITAL
8 CORPORATION, as set forth above, are in violation of Section
9 2715, Title 10, Chapter 6, California Code of Regulations and
10 are grounds for the discipline of the license and license rights
11 of Respondent SHORE CAPITAL CORPORATION pursuant to Section
12 10177(d) of the Business and Professions Code.

13 II

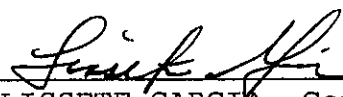
14 The acts or omissions of Respondent ANDRE P. LUJAN, as
15 set forth above, are in violation of Section 10159.2 of the
16 Business and Professions Code and are grounds for discipline of
17 the license and license rights of Respondent ANDRE P. LUJAN
18 pursuant to Section 10177(h) of the Business and Professions
19 Code.

20 ORDER

21 WHEREFORE, THE FOLLOWING ORDER is hereby made:

22 The real estate licenses of Respondents SHORE CAPITAL
23 CORPORATION and ANDRE P. LUJAN are hereby publicly reprovod.

24 DATED: 11/3/11

25 
26 LISSETE GARCIA, Counsel for the
27 Complainant, the Department of
Real Estate

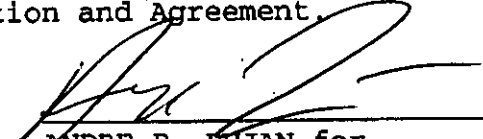
* * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

We have read the Stipulation and Agreement, have discussed it with our counsel, and its terms are understood by us and are agreeable and acceptable to us. We understand that we are waiving rights given to us by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and we willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which we would have the right to cross-examine witnesses against us and to present evidence in defense and mitigation of the charges.

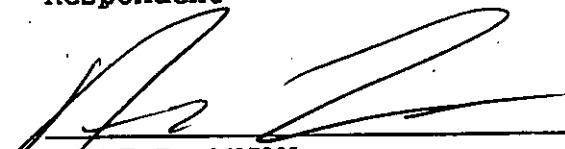
Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondents, to the Department at the following telephone/fax number: (213) 576-6917. Respondents agree, acknowledge and understand that by electronically sending to the Department a fax copy of their actual signatures as they appear on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondents as if the Department had received the original signed Stipulation and Agreement.

DATED: 10/26/2011



ANDRE P. LUJAN for
SHORE CAPITAL CORPORATION
Respondent

DATED: 10/26/2011

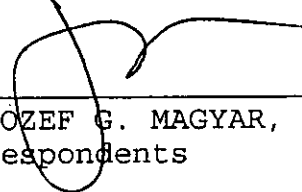


ANDRE P. LUJAN
Respondent

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

I have reviewed the Stipulation and Agreement as to form and content and have advised my client accordingly.

DATED: 10-31-11



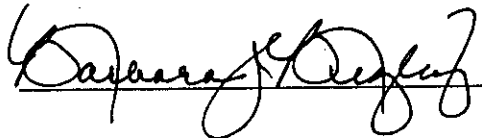
JOZEF G. MAGYAR, Attorney for Respondents

* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter and shall become effective at 12 o'clock noon on January 17, 2012.

IT IS SO ORDERED 12/7, 2011.

BARBARA J. BIGBY
Acting Real Estate Commissioner



22

LISSETE GARCIA, Counsel (SBN 211552)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6914

FILED
FEB 24 2011
DEPARTMENT OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)		
SHORE CAPITAL CORPORATION, and))	NO. H-37083 LA
ANDRE P. LUJAN, individually and))	<u>A C C U S A T I O N</u>
as designated officer of Shore))	
Capital Corporation, and))	
BLANCA LILLIAN YEPEZ,))	
)	
Respondents.))	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against SHORE CAPITAL CORPORATION, ANDRE P. LUJAN, individually and as designated officer of Shore Capital Corporation, and BLANCA LILLIAN YEPEZ (collectively "Respondents"), is informed and alleges as follows:

1.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

2.

SHORE CAPITAL CORPORATION ("Respondent SCC"), ANDRE P. LUJAN ("Respondent LUJAN") and BLANCA LILLIAN YEPEZ ("Respondent YEPEZ") are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code, hereinafter "Code").

3.

At all times herein mentioned, Respondent LUJAN was licensed as a real estate broker and as the designated broker-officer of Respondent SCC.

4.

At all times herein mentioned, Respondent SCC was licensed as a real estate corporation acting by and through Respondent LUJAN as its designated broker-officer pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law. Respondent SCC maintained a branch office located at 2001 E. 4th Street, Suite #222, Santa Ana, California 92705. Respondent SCC is licensed to do business as Vista Pacific Realty.

5.

At all times herein mentioned, Respondent YEPEZ was licensed as a real estate salesperson acting in the employ of Respondents SCC and LUJAN.

///
///
///

1 FIRST CAUSE OF ACCUSATION
2 Advance Fee Violation/
3 Fraud and Dishonest Dealing/
4 Substantial Misrepresentations

5 6.

6 At no time mentioned herein were Yepez Real Estate
7 Group, Yepez Limonchi Real Estate, or Elio Limonchi licensed by
8 the Department of Real Estate in any capacity.

9 7.

10 For an unknown period of time beginning no later than
11 January, 2009, and continuing through July, 2009, Respondent
12 YEPEZ and Limonchi, while using the dba Vista Pacific Realty and
13 the unlicensed fictitious business names "Yepez Real Estate
14 Group" and "Yepez Limonchi Real Estate", operated out of SCC's
15 branch office located at 2001 E. 4th Street, Suite #222, Santa
16 Ana, California, and engaged in the business of a real estate
17 broker conducting activities requiring a real estate license
18 within the meaning of Code Sections 10131(a), 10131(b),
19 10131(d), and 10131.2. Respondent YEPEZ and Limonchi solicited
20 tenants including, but not limited to, those listed below, and
21 (1) offered to negotiate the exchange of real property with the
22 lenders and/or property owners of the real properties, (2)
23 offered to negotiate the exchange of leases on real property,
24 (3) collected rents from real properties, and (4) offered to
25 perform services for borrowers including negotiating or
26 modifying loans secured by real property.

1 8.

2 Respondent YEPEZ and Limonchi engaged in the business
3 of claiming, demanding, charging receiving, collecting or
4 contracting for the collection of advance fees, within the
5 meaning of Code Sections 10026 and 10085.5 by charging and
6 collecting advance fees (1) from a principal before fully
7 completing each and every service the licensee contracted to
8 perform and (2) for performing any other activities for which a
9 license is required. Respondent YEPEZ and Limonchi were neither
10 licensed as brokers, nor exempted from the provision of Code
11 Section 10026 since they did not have permission from the real
12 property owners or lenders to collect a security or screening
13 fee as set forth under Civil Code Sections 1950.5 and 1950.6.

14 Park Drive property

15 9.

16 In or around January, 2009, Celia Flores and Luis
17 Alberto Diaz were tenants living in a rental property located at
18 2409 Park Drive, Santa Ana, California ("Park Drive property").
19 The Park Drive property owner was Bartolo Saldana. At the time,
20 the Park Drive property was facing foreclosure. Respondent
21 YEPEZ and Limonchi solicited Celia Flores and Luis Alberto Diaz
22 and offered to negotiate a lease or exchange of the Park Drive
23 property with the lender who was foreclosing on the property.
24 Respondent YEPEZ and Limonchi made various misrepresentations to
25 Celia Flores and Luis Alberto Diaz in order induce them to sign
26 a written agreement and pay an advance fee of \$1,350 to Yopez
Real Estate Group for said services. Respondent YEPEZ presented

1 herself as a realtor licensed under Vista Pacific Realty and
2 Limonchi presented himself as YEPEZ' assistant. Respondent
3 YEPEZ collected several months' rent from Celia Flores and Luis
4 Alberto Diaz supposedly on behalf of the lender. Neither the
5 Park Drive property owner nor lender ever received the rents
6 collected by Respondent YEPEZ from Celia Flores and Luis Alberto
7 Diaz. Respondent YEPEZ failed to perform the services promised
8 or refund the advance fee or rents paid by Celia Flores and Luis
9 Alberto Diaz.

10 10.

11 Castor Street property

12 a. Jaime Alvarez owned a rental property located at
13 2822 Castor Street, Santa Ana, California 92704 ("Castor Street
14 property"). Micaela Mendoza was the tenant renting the Castor
15 Street property from Jaime Alvarez. In or around January, 2009,
16 Limonchi visited the Castor Street property, introduced himself
17 to Micaela Mendoza and informed her that Jaime Alvarez was
18 losing the Castor Street property in foreclosure. Limonchi
19 convinced Micaela Mendoza to meet with Respondent YEPEZ for
20 assistance with avoiding eviction from the Castor Street
21 property. Limonchi provided his business card to Micaela
22 Mendoza which identified Limonchi as the General Manager of
23 Vista Pacific Realty.

24 b. Respondent YEPEZ and Limonchi also visited Jaime
25 Alvarez and offered to assist Jaime Alvarez with a refinance or
26 loan modification and renegotiation services of the loans
secured by the Castor Street property. Jaime Alvarez provided

1 Respondent YEPEZ with his personal information including his
2 social security number.

3 c. On or about February 6, 2009, Micaela Mendoza went
4 to the SCC branch office located at 2001 E. 4th Street, Suite
5 #222, Santa Ana, California, and met with Respondent YEPEZ.
6 Respondent YEPEZ provided her business card to Micaela Mendoza
7 which identified Respondent YEPEZ as a realtor and the branch
8 manager for Vista Pacific Realty. Respondent YEPEZ induced
9 Micaela Mendoza to sign a written agreement to avoid eviction of
10 the Castor Street property and charged Micaela Mendoza an
11 advance fee of \$1,995. Respondent YEPEZ instructed Micaela
12 Mendoza to stop paying rent to Jaime Alvarez and instead pay
13 monthly rent of \$995 directly to Respondent YEPEZ. The Castor
14 Street property had, in fact, not been foreclosed. Jaime
15 Alvarez never authorized Respondent YEPEZ to charge or collect
16 rents on his behalf from Micaela Mendoza. On or around
17 April 14, 2009, Jaime Alvarez served Micaela Mendoza with a
18 Notice to Pay Rent or Quit. Jaime Alvarez filed an unlawful
19 detainer against Micaela Mendoza and an \$11,000 judgment was
20 entered against Micaela Mendoza.

21 11.

22 The facts alleged above in charging and collecting
23 advance fees for activities requiring a real estate license and
24 accepting compensation from any person other than the broker
25 under whom she is licensed are in violation of Code Sections
26 10085.5 and 10137 and are grounds for the suspension or
revocation of Respondent YEPEZ' license under Code Section

1 10177(d), (j) or (g).

2 12.

3 The facts alleged above constitute fraud or dishonest
4 dealing and are grounds for the suspension or revocation of the
5 license and license rights of Respondent YEPEZ under Code
6 Sections 10177(d) and 10177(j) or 10177(g).

7 SECOND CAUSE OF ACCUSATION
8 (Office Abandonment)
9 (SCC and LUJAN)

10 13.

11 There is hereby incorporated in this Second, separate,
12 Cause of Accusation, all of the allegations contained in
13 Paragraphs 1 through 12 above, with the same force and effect as
14 if herein fully set forth.

15 14.

16 At all times herein mentioned, SCC was licensed to
17 maintain a branch office located at 2001 E. 4th Street, Suite
18 #222, Santa Ana, California.

19 15.

20 On July 9, 2009, an investigator for the Department of
21 Real Estate visited 2001 E. 4th Street, Suite #222, Santa Ana,
22 California, and found that Respondent SCC no longer occupied the
23 premises. Respondent SCC left and/or abandoned their branch
24 office located at 2001 E. 4th Street, Suite #222, Santa Ana,
25 California. Respondents SCC and LUJAN failed to notify the
26 Department of Real Estate of a change in location or address of
a branch office no later than the next business day following
the change as required under Regulation 2715 of Title 10,

1 Chapter 6, California Code of Regulations.

2 16.

3 The conduct, acts and/or omission of Respondents
4 SCC and LUJAN, in abandoning SCC's branch office and failing to
5 notify the Department of said change, as described above, is a
6 violation of Regulation 2715 and constitutes cause for the
7 suspension or revocation of Respondent SCC and LUJAN's licenses
8 and license rights under the provisions of Code Sections
9 10177(d) and/or 10177(g).

10 THIRD CAUSE OF ACCUSATION
11 (Failure to Supervise)

12 17.

13 There is hereby incorporated in this Third, separate
14 Cause of Accusation, all of the allegations contained in
15 Paragraphs 1 through 17 above, with the same force and effect as
16 if herein fully set forth.

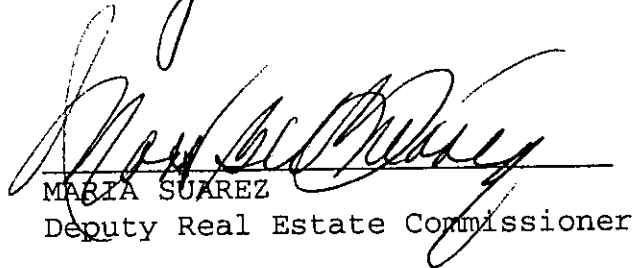
17 18.

18 Respondent LUJAN's failure to supervise the activities
19 of Respondent SCC and its employees, including Respondent YEPEZ
20 and Limonchi to ensure compliance with the Real Estate Law, is
21 in violation of Code Section 10159.2 and Regulation 2725 which
22 constitutes grounds to suspend or revoke Respondent LUJAN's
23 license and license rights pursuant to Code Sections 10177(h),
24 10177(d) and/or 10177(g).

25 ///

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 under the Real
5 Estate Law (Part 1 of Division 4 of the California Business and
6 Professions Code) of Respondents SHORE CAPITAL CORPORATION,
7 ANDRE P. LUJAN, individually and as designated officer of Shore
8 Capital Corporation, and BLANCA LILLIAN YEPEZ and for such other
9 and further relief as may be proper under other applicable
10 provisions of law.

11 this 22nd day of February, 2011.

12
13
14 
15 MARIA SUAREZ
16 Deputy Real Estate Commissioner
17
18
19
20
21
22

23 cc: Shore Capital Corporation
24 Andre P. Lujan
25 Blanca Lillian Yopez
26 Maria Suarez
Sacto.