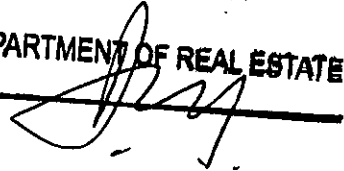


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FILED

APR 25 2011

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-37225 LA
12)
12 SHIRLEY C. SALAZAR,) A C C U S A T I O N
13)
13 Respondent.)
14 _____)

15 The Complainant, Robin Trujillo, a Deputy Real Estate
16 Commissioner of the State of California, acting in her official
17 capacity, for cause of Accusation against SHIRLEY C. SALAZAR
18 ("Respondent") alleges as follows:

19 1.

20 Respondent is presently licensed and/or has license
21 rights under the Real Estate Law, Part 1 of Division 4 of the
22 California Business and Professions Code ("Code"), as a real
23 estate salesperson. Respondent was originally licensed as a real
24 estate salesperson on November 9, 2001.

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27 ///

1 2.

2 All references to the "Code" are to the California
3 Business and Professions Code and all references to "Regulations"
4 are to Title 10, Chapter 6, California Code of Regulations.

5 3.

6 Beginning on or before November, 2008, and continuing
7 to on or about January, 2009, Respondent engaged in the business
8 of, acted in the capacity of, advertised, or assumed to act as a
9 real estate broker in the State of California within the meaning
10 of Code Sections 10131 and 10131.2. Her activities included
11 claiming, demanding, charging, receiving, collecting or
12 contracting for the collection of advance fees within the meaning
13 of Code Sections 10026 and 10085. Respondent advertised,
14 solicited and offered to provide loan modification services to
15 economically distressed homeowners seeking adjustments to the
16 terms and conditions of their home loans including, but not
17 limited to, repayment plans, forbearance plans, partial claims,
18 and reduction in principal or interest.

19 4.

20 During 2008, and continuing thereafter to date,
21 Respondent solicited economically distressed homeowners facing
22 foreclosure and eviction from their homes, offered loan
23 modification services, and charged and collected advance fees.

24 5.

25 Using the name "Solution for Homes" Respondent offered
26 loss mitigation and loan modification services to homeowner-
27 borrowers seeking downward adjustments or payment extenuations to

1 their home mortgages. Respondent collected an advanced fee from
2 homeowner-borrower Aneesah Hasan without possessing a pre-
3 approved advance fee agreement from the Department as required by
4 Code Section 10085 and Regulation 2970. Thereafter, Respondent
5 failed to obtain a loan modification for said homeowner-borrower
6 and failed to give her a refund of the advance fee paid.

7 6.

8 Respondent's activities constitute a course of conduct
9 which includes the homeowner-borrower alleged above by way of
10 example, but is by no means limited to that named consumer and
11 her real property.

12 7.

13 The conduct, acts and omissions of Respondent as set
14 forth above, in performing activities requiring a real estate
15 broker license when she was not a licensed real estate broker and
16 was not performing such activities under the broker to whom she
17 was at the time licensed is a violation of Code Section 10130.
18 Said conduct, acts and omissions of Respondent constitute grounds
19 to revoke or suspend Respondent SHIRLEY C. SALAZAR's real estate
20 salesperson license pursuant to Code Sections 10177(d), 10177(f),
21 10177(g) and/or 10177(j).

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WHEREFORE; Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent SHIRLEY C. SALAZAR under the Real Estate Law and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California, April 20, 2011.


Robin Trujillo
Deputy Real Estate Commissioner

cc: SHIRLEY C. SALAZAR
Cary M. Goldstone
Robin Trujillo
Sacto.