

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

4 (213) 576-6982

FILED  
JAN 19 2012  
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 ) DRE No. H-37375 LA  
12 ) OAH No. L-2011080636  
13 TRONCONI, INC.; VALLECILLO, )  
14 INC.; FEDERICO J. BLANCO, )  
15 individually and as designated )  
16 officer of Tronconi, Inc. and )  
17 Vallecillo, Inc.; and )  
18 YAMIN ISAAC VALLECILLO, )  
19 )  
20 Respondents. )

STIPULATION AND AGREEMENT

18 It is hereby stipulated by and between YAMIN ISAAC  
19 VALLECILLO (sometimes referred to as "Respondent") and the  
20 Complainant, acting by and through Lissete Garcia, Counsel for  
21 the Department of Real Estate, as follows for the purpose of  
22 settling and disposing of the Accusation filed on July 7, 2011,  
23 in this matter:

24 1. All issues which were to be contested and all  
25 evidence which was to be presented by Complainant and Respondent  
26 at a formal hearing on the Accusation, which hearing was to be  
27 held in accordance with the provisions of the Administrative

1 Procedure Act ("APA"), shall instead and in place thereof be  
2 submitted solely on the basis of the provisions of this  
3 Stipulation and Agreement ("Stipulation").

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

8           3. On July 20, 2011, Respondent filed a Notice of  
9 Defense pursuant to Section 11506 of the Government Code for the  
10 purpose of requesting a hearing on the allegations in the  
11 Accusation. Respondent hereby freely and voluntarily withdraws  
12 said Notice of Defense. Respondent acknowledges that he  
13 understands that by withdrawing said Notice of Defense he will  
14 thereby waive his right to require the Commissioner to prove the  
15 allegations in the Accusation at a contested hearing held in  
16 accordance with the provisions of the APA and that he will waive  
17 other rights afforded to him in connection with the hearing such  
18 as the right to present evidence in defense of the allegations in  
19 the Accusation and the right to cross-examine witnesses.

20           4. This Stipulation is based on the factual  
21 allegations contained in the Accusation filed in this proceeding.  
22 In the interest of expedience and economy, Respondent chooses not  
23 to contest these factual allegations, but to remain silent and  
24 understands that, as a result thereof, these factual statements,  
25 will serve as a prima facie basis for the disciplinary action  
26 stipulated to herein. The Real Estate Commissioner shall not be  
27 required to provide further evidence to prove such allegations.

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

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

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

25                           DETERMINATION OF ISSUES

26           By reason of the foregoing stipulations and waivers and  
27 solely for the purpose of settlement of the pending Accusation

1 without a hearing, it is stipulated and agreed that the following  
2 determination of issues shall be made:

3           The conduct, acts and/or omissions of Respondent YAMIN  
4 ISAAC VALLECILLO, as set forth in the Accusation, constitute  
5 cause for the suspension or revocation of all the real estate  
6 licenses and license rights of Respondent YAMIN ISAAC VALLECILLO  
7 under the provisions of Sections 10176(a), 10176(i), and 10177(d)  
8 of the Business and Professions Code ("Code").

9                               ORDER

10           WHEREFORE, THE FOLLOWING ORDER is hereby made:

11           I. All licenses and licensing rights of Respondent  
12 YAMIN ISAAC VALLECILLO, under the Real Estate Law are revoked;  
13 provided, however, a restricted real estate salesperson license  
14 shall be issued to Respondent pursuant to Section 10156.5 of the  
15 Business and Professions Code if Respondent makes application  
16 therefor and pays to the Department of Real Estate the  
17 appropriate fee for the restricted license within 90 days from  
18 the effective date of this Decision. The restricted license  
19 issued to Respondent shall be subject to all of the provisions  
20 of Section 10156.7 of the Business and Professions Code and to  
21 the following limitations, conditions and restrictions imposed  
22 under the authority of Section 10156.6 of that Code:

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

1                   2. The restricted license issued to Respondent may be  
2 suspended prior to hearing by Order of the Real Estate  
3 Commissioner on evidence satisfactory to the Commissioner that  
4 Respondent has violated provisions of the California Real Estate  
5 Law, the Subdivided Lands Law, Regulations of the Real Estate  
6 Commissioner, or conditions attaching to this restricted  
7 license.

8                   3. Respondent shall not be eligible to apply for the  
9 issuance of an unrestricted real estate license nor for the  
10 removal of any of the conditions, limitations or restrictions  
11 of a restricted license until two (2) years have elapsed from  
12 the effective date of this Decision.

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


18                   (a) That the employing broker has read the Decision  
19 of the Commissioner which granted the right to a restricted  
20 license; and  
21

22                   (b) That the employing broker will exercise close  
23 supervision over the performance by the restricted licensee  
24 relating to activities for which a real estate license is  
25 required.

26 ///

1                   5.   Respondent shall, within nine months from the  
2                   effective date of this Decision, present evidence satisfactory  
3                   to the Real Estate Commissioner that Respondent has, since the  
4                   most recent issuance of an original or renewal real estate  
5                   license, taken and successfully completed the continuing  
6                   education requirements of Article 2.5 of Chapter 3 of the Real  
7                   Estate Law for renewal of a real estate license.  If Respondent  
8                   fails to satisfy this condition, the Commissioner may order the  
9                   suspension of the restricted license until the Respondent  
10                  presents such evidence.  The Commissioner shall afford  
11                  Respondent the opportunity for a hearing pursuant to the  
12                  Administrative Procedure Act to present such evidence.

13  
14   DATED: Jan. 10, 2012

  
LISSETTE GARCIA, Counsel for  
the Department of Real Estate

15  
16                                   \* \* \*

17                   I have read the Stipulation and Agreement, and its  
18                   terms are understood by me and are agreeable and acceptable to  
19                   me.  I understand that I am waiving rights given to me by the  
20                   California Administrative Procedure Act (including but not  
21                   limited to Sections 11506, 11508, 11509 and 11513 of the  
22                   Government Code), and I willingly, intelligently and voluntarily  
23                   waive those rights, including the right of requiring the  
24                   Commissioner to prove the allegations in the Accusation at a  
25                   hearing at which I would have the right to cross-examine  
26                   witnesses against me and to present evidence in defense and  
27

800'd TVLOL

1 mitigation of the charges.

2 Respondent can signify acceptance and approval of the  
3 terms and conditions of this Stipulation and Agreement by faxing  
4 a copy of the signature page, as actually signed by Respondent,  
5 to the Department at fax number (213) 576-6917. Respondent  
6 agrees, acknowledges and understands that by electronically  
7 sending to the Department a fax copy of his actual signature as  
8 it appears on the Stipulation and Agreement, that receipt of the  
9 faxed copy by the Department shall be as binding on Respondent as  
10 if the Department had received the original signed Stipulation  
11 and Agreement.

12 DATED: 01-04-2012

Yamin Isaac Vallecillo  
YAMIN ISAAC VALLECILLO  
Respondent

13 \* \* \*

14  
15 The foregoing Stipulation and Agreement is hereby  
16 adopted as my Decision and Order in this matter, and shall become  
17 effective at 12 o'clock noon on \_\_\_\_\_.

18 IT IS SO ORDERED \_\_\_\_\_, 2012.

19  
20 BARBARA J. BIGBY  
Acting Real Estate Commissioner  
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1 mitigation of the charges.

2 Respondent can signify acceptance and approval of the  
3 terms and conditions of this Stipulation and Agreement by faxing  
4 a copy of the signature page, as actually signed by Respondent,  
5 to the Department at fax number (213) 576-6917. Respondent  
6 agrees, acknowledges and understands that by electronically  
7 sending to the Department a fax copy of his actual signature as  
8 it appears on the Stipulation and Agreement, that receipt of the  
9 faxed copy by the Department shall be as binding on Respondent as  
10 if the Department had received the original signed Stipulation  
11 and Agreement.

12 DATED: \_\_\_\_\_

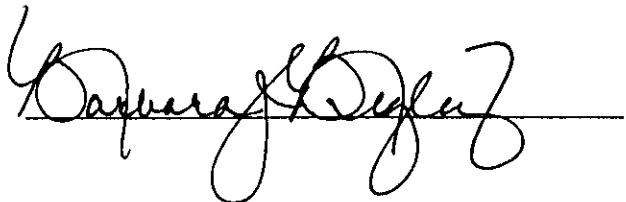
YAMIN ISAAC VALLECILLO  
Respondent

14 \* \* \*

15 The foregoing Stipulation and Agreement is hereby  
16 adopted as my Decision and Order in this matter, and shall become  
17 effective at 12 o'clock noon on February 8, 2012.

18 IT IS SO ORDERED 1/13, 2012.

20 BARBARA J. BIGBY  
21 Acting Real Estate Commissioner

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FILED  
JAN 19 2012  
DEPARTMENT OF REAL ESTATE

By CD

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) DRE No. H-37375 LA  
) OAH No. L-2011080636  
TRONCONI, INC.; VALLECILLO, )  
INC.; FEDERICO J. BLANCO, )  
individually and as designated )  
officer of Tronconi, Inc. and )  
Vallecillo, Inc.; and )  
YAMIN ISAAC VALLECILLO, )  
)  
) Respondents. )  
)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On July 7, 2011, an Accusation was filed in this matter against Respondents TRONCONI, INC. and VALLECILLO, INC.

On November 30, 2011, Yamin Isaac Vallecillo petitioned the Commissioner on behalf of Respondents TRONCONI, INC. and VALLECILLO, INC. to voluntarily surrender their corporate real estate broker licenses pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondents TRONCONI, INC.

1 and VALLECILLO, INC.'s petition for voluntary surrender of  
2 their real estate broker licenses is accepted as of the  
3 effective date of this Order as set forth below, based upon the  
4 understanding and agreement expressed in Yamin Isaac  
5 Vallecillo's Declaration dated November 30, 2011 (attached as  
6 Exhibit "A" hereto). Respondents TRONCONI, INC. and  
7 VALLECILLO, INC.'s license certificates and pocket cards shall  
8 be sent to the below listed address so that they reach the  
9 Department on or before the effective date of this Order:  
10

11 Department of Real Estate  
12 Attn: Licensing Flag Section  
13 P.O. Box 187000  
14 Sacramento, CA 95818-7000

14 This Order shall become effective at 12 o'clock noon  
15 on February 8, 2012.

16 DATED: January 13, 2012.  
17

18 BARBARA J. BIGBY  
19 Acting Real Estate Commissioner

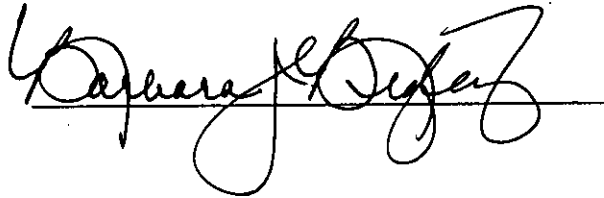
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Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) DRE No. H-37375 LA  
) OAH No. L-2011080636  
TRONCONI, INC.; VALLECILLO, )  
INC.; FEDERICO J. BLANCO, )  
individually and as designated )  
officer of Tronconi, Inc. and )  
Vallecillo, Inc.; and )  
YAMIN ISAAC VALLECILLO, )  
)  
Respondents. )

DECLARATION

My name is YAMIN ISAAC VALLECILLO. I am currently the sole shareholder and director of TRONCONI, INC. and VALLECILLO, INC., which are licensed as real estate brokers and/or have license rights with respect to said licenses. I am authorized and empowered to sign this declaration on behalf of TRONCONI, INC. and VALLECILLO, INC. I am acting on behalf of TRONCONI, INC. and VALLECILLO, INC. in this matter. I am representing TRONCONI, INC., VALLECILLO, INC., and myself in this matter.

1 In lieu of proceeding in this matter in accordance with  
2 the provisions of the Administrative Procedure Act (Sections  
3 11400 et seq., of the Business and Professions Code), I wish to  
4 voluntarily surrender the real estate licenses issued to  
5 TRONCONI, INC. and VALLECILLO, INC. by the Department of Real  
6 Estate ("Department"), pursuant to Business and Professions Code  
7 Section 10100.2.

8 I understand that TRONCONI, INC. and VALLECILLO, INC.,  
9 by so voluntarily surrendering their licenses, TRONCONI, INC. and  
10 VALLECILLO, INC. can only have their licenses reinstated in  
11 accordance with the provisions of Section 11522 of the Government  
12 Code. I also understand that by so voluntarily surrendering  
13 their licenses, TRONCONI, INC. and VALLECILLO, INC. agree to the  
14 following:

15 1. The filing of this Declaration shall be deemed as  
16 TRONCONI, INC. and VALLECILLO, INC.'s petition for voluntary  
17 surrender.

18 2. It shall also be deemed to be an understanding and  
19 agreement that TRONCONI, INC. and VALLECILLO, INC. waive all  
20 rights they have to require the Commissioner to prove the  
21 allegations contained in the Accusation filed in this matter at a  
22 hearing held in accordance with the provisions of the  
23 Administrative Procedure Act (Government Code Sections 11400 et  
24 seq.), and that TRONCONI, INC. and VALLECILLO, INC. also waive  
25 other rights afforded to them in connection with the hearing such  
26 as the right to discovery, the right to present evidence in  
27

1 defense of the allegations in the Accusation and the right to  
2 cross-examine witnesses.

3           3. I further agree that upon acceptance by the  
4 Commissioner, as evidenced by an appropriate order, all  
5 affidavits and all relevant evidence obtained by the Department  
6 in this matter prior to the Commissioner's acceptance, and all  
7 allegations contained in the Accusation filed in the Department  
8 Case No. H-37375 LA, may be considered by the Department to be  
9 true and correct for the purpose of deciding whether to grant  
10 relicensure or reinstatement pursuant to Government Code Section  
11 11522.

12           4. I freely and voluntarily surrender all licenses and  
13 license rights of TRONCONI, INC. and VALLECILLO, INC. under the  
14 Real Estate Law.

15           I declare under penalty of perjury under the laws of  
16 the State of California that the above is true and correct and  
17 that I am acting freely and voluntarily on behalf of TRONCONI,  
18 INC. and VALLECILLO, INC. to surrender their licenses and all  
19 license rights attached thereto. This declaration was executed  
20 11-30, 2011, at Vallejo, California.

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22  
23 Yamin Isaac Vallecillo  
24 TRONCONI, INC. and VALLECILLO, INC.  
25 BY YAMIN ISAAC VALLECILLO  
26  
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FILED  
JAN 19 2012  
DEPARTMENT OF REAL ESTATE

By C.2

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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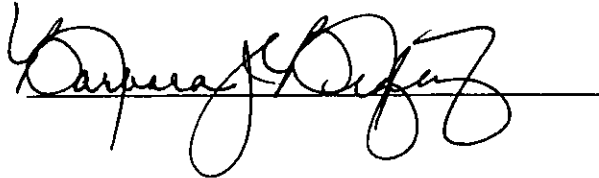
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TRONCONI, INC.; VALLECILLO, )  
INC.; FEDERICO J. BLANCO, )  
individually and as designated )  
officer of Tronconi, Inc. and )  
Vallecillo, Inc.; and )  
YAMIN ISAAC VALLECILLO, )  
)  
Respondents. )

DISMISSAL

The Accusation filed on July 7, 2011, against  
Respondent FEDERICO J. BLANCO is DISMISSED.

IT IS SO ORDERED 1/13/12.

BARBARA J. BIGBY  
Acting Real Estate Commissioner



**FILED**  
JUL - 7 2011  
DEPARTMENT OF REAL ESTATE

By CA

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## ACCUSATION

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Respondents TRONCONI, INC., VALLECILLO, INC., FEDERICO J.

BLANCO, and YAMIN ISAAC VALLECILLO 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 "Code").

3.

From August 25, 2006 through the present, Respondent TRONCONI, INC., aka Troncony, Inc. ("TRONCONI"), has been licensed as a real estate corporation. Respondent TRONCONI is licensed to do business as Loyal T Mortgage. From September 10, 2007, through October 13, 2009, TRONCONI acted by and through Respondent FEDERICO J. BLANCO as its designated broker-officer pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

4.

From November 5, 2008, through the present, Respondent VALLECILLO, INC. has been licensed as a real estate corporation. Respondent VALLECILLO, INC. is licensed to do business as Loyal T Properties. From November 5, 2008, through October 13, 2009, VALLECILLO, INC. acted by and through Respondent FEDERICO J. BLANCO as its designated broker-officer pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

5.

From June 30, 2007, through the present, Respondent FEDERICO J. BLANCO ("BLANCO") has been licensed as a real estate broker.

6.

From February 25, 2008, through the present, Respondent YAMIN ISAAC VALLECILLO ("VALLECILLO") has been licensed as a real estate salesperson. From February 25, 2008, through December 3, 2008, Respondent VALLECILLO was acting in the employ of real estate broker BLANCO. From December 4, 2008, through the present,

1 Respondent VALLECILLO has been acting in the employ of Respondent VALLECILLO, INC.

2 7.

3 Respondent TRONCONI is a California corporation. Respondent VALLECILLO  
4 is the chief executive officer, a director and agent for service of process for TRONCONI.  
5 Respondent BLANCO was the former chief financial officer for Respondent TRONCONI.  
6

7 8.

8 Respondent VALLECILLO, INC. is a California corporation. Respondent  
9 VALLECILLO is the chief executive officer, a director and agent for service of process for  
10 TRONCONI. Respondent BLANCO was the former chief financial officer for Respondent  
11 VALLECILLO, INC.

12 9.

13 At all times mentioned herein, in the State of California, Respondents engaged in  
14 the business of a real estate broker conducting activities requiring a real estate license within the  
15 meaning of Code Section 10131(d). Respondents engaged in operating a residential mortgage  
16 loan, advance fee and loan modification service brokerage. For compensation or in expectation  
17 of compensation and for fees often collected in advance, Respondents solicited borrowers by  
18 offering to conduct negotiations and modifications in connection with loan secured by liens on  
19 real property.

20 10.

21 In or around April, 2009, while doing business on behalf of Respondents  
22 TRONCONI and VALLECILLO, INC., VALLECILLO solicited loan modification, mitigation  
23 and negotiation services in connection with a loan secured by liens on real property, to borrower  
24 Robert Perez. On April 23, 2009, Respondent VALLECILLO charged and collected \$2,900 in  
25 advance fees from Robert Perez for loan modification, mitigation and negotiation services in  
26 connection with a loan secured by liens on real property located in Fontana, California. In an  
27 attempt to circumvent the existing Real Estate Law concerning the charging and collecting of  
28 advance fees for brokers, Respondents had Robert Perez signed an agreement for a forensic loan

1 audit. Respondents failed to provide the services promised to Robert Perez, including failing to  
2 obtain a loan modification for Mr. Perez. Respondents refused to refund Robert Perez' request  
3 for a refund of the advance fees.  
4

5 11.

6 Robert Perez filed a small claims suit against Respondents TRONCONI and  
7 VALLECILLO, INC. in Superior Court of California, County of San Bernardino, Fontana  
8 Branch, Case No. SMCFS902229. On March 12, 2010, the court entered a judgment in favor of  
9 Robert and Mariella Perez and ordered Respondents TRONCONI and VALLECILLO, INC. to  
10 pay \$2,475.

11 12.

12 Respondents charged and collected the advance fees described in Paragraph 10  
13 above, for soliciting or performing services for borrowers in connection with loans secured  
14 directly or collaterally by liens on real property, which constitutes an advance fee within the  
15 meaning of Code Section 10026.

16 13.

17 Respondents TRONCONI, VALLECILLO, INC., and BLANCO failed to submit  
18 a written agreement or any written solicitation for loan modification or negotiation services  
19 described in Paragraph 10, above, to the Commissioner ten days before using it, in violation of  
20 Code Sections 10085 and Regulation 2970, Title 10, Chapter 6, of the California Code of  
21 Regulations ("Regulations").  
22

23 14.

24 The conduct, acts and/or omissions of Respondents TRONCONI and  
25 VALLECILLO, INC., as set forth above, are cause for the suspension or revocation of the  
26 licenses and license rights of Respondents TRONCONI and VALLECILLO, INC. pursuant to  
27 Code Sections 10085, 10176(a), 10177(d) and/or 10177(g).  
28

1  
2 15.

3 Respondents TRONCONI and VALLECILLO, INC. failed to furnish a verified  
4 copy of accounting content which includes identification of the trust fund account into which the  
5 advance fees had been deposited, description of services rendered, the amount allocated or  
6 disbursed from the advance fee at the end of each calendar quarter and when the contract has  
7 been completely performed by the licensee, in violation of 10146 and Regulation 2972.

8 16.

9 The conduct, acts and/or omissions of Respondent VALLECILLO as set forth  
10 above, of making substantial misrepresentations and false promises in order to induce Robert  
11 Perez to enter into an advance fee agreement with Respondents TRONCONI and  
12 VALLECILLO, INC. and charging \$2,900 in advance fees and payments from Robert Perez, are  
13 cause for the suspension or revocation of the licenses and license rights of Respondent  
14 VALLECILLO pursuant to Code Sections 10176(a), 10176(i), 10177(d) and/or 10177(g).

15 17.

16 The conduct, acts and/or omissions of Respondent BLANCO, in allowing  
17 Respondents TRONCONI and VALLECILLO, INC. to violate the Real Estate Law, as set forth  
18 above, constitutes a failure by Respondent BLANCO, as the officer designated by the corporate  
19 broker licensees, to exercise the supervision and control over the activities of Respondents  
20 TRONCONI and VALLECILLO, INC., as required by Code Section 10159.2 and Regulation  
21 2725, and is cause to suspend or revoke the real estate licenses and license rights of Respondent  
22 BLANCO under Code Sections 10177(h), 10177(d) and/or 10177(g).

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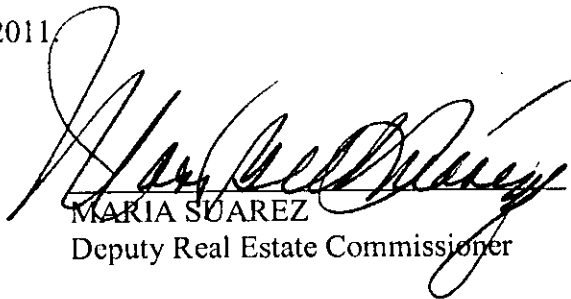
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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
2 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary  
3 action against all licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of  
4 the California Business and Professions Code) of Respondents TRONCONI, INC.;  
5 VALLECILLO, INC.; FEDERICO J. BLANCO, individually and as designated officer of  
6 Tronconi, Inc. and Vallecillo, Inc.; and YAMIN ISAAC VALLECILLO and for such other and  
7 further relief as may be proper under other applicable provisions of law.  
8

9 Dated at Los Angeles, California

10 this 5th day of July, 2011.

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14 MARIA SUAREZ  
15 Deputy Real Estate Commissioner  
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23 cc: Tronconi, Inc.  
24 Vallecillo, Inc.  
25 Federico J. Blanco  
26 Yamin Isaac Vallecillo  
27 Sacto  
28 Maria Suarez