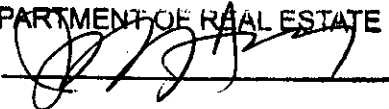


1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**

FEB 08 2012

5 DEPARTMENT OF REAL ESTATE  
6 BY: 

7  
8  
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12  
13 In the Matter of the Accusation of NO. H-37378 LA  
14 DONNA MARIA WOOSLEY-SANTOYO, )  
15 ) L-2011080966  
16 ) STIPULATION AND AGREEMENT  
17 ) Respondent. )

18 It is hereby stipulated by and between DONNA MARIA  
19 WOOSLEY-SANTOYO, (sometimes referred to as "Respondent"), and  
20 Respondent's attorney, Richard L. Goor, Esq., and the  
21 Complainant, acting by and through Cheryl D. Keily, Counsel for  
22 the Department of Real Estate, as follows for the purpose of  
23 settling and disposing of the Accusation filed on July 8, 2011,  
24 in this matter.

25  
26 1. All issues which were to be contested and all  
27 evidence which was to be presented by Complainant and Respondent  
at a formal hearing on the Accusation, which hearing was to be

1 held in accordance with the provisions of the Administrative  
2 Procedure Act (APA), shall instead and in place thereof be  
3 submitted solely on the basis of the provisions of this  
4 Stipulation and Agreement.  
5

6           2. Respondent has received, read and understands the  
7 Statement to Respondent, the Discovery Provisions of the APA and  
8 the Accusation filed by the Department of Real Estate  
9 ("Department") in this proceeding.

10           3. On August 1, 2011, Respondent filed a Notice of  
11 Defense, pursuant to Section 11506 of the Government Code for  
12 the purpose of requesting a hearing on the allegations in the  
13 Accusation. Respondent hereby freely and voluntarily withdraws  
14 said Notice of Defense. Respondent acknowledges that she  
15 understands that by withdrawing said Notice of Defense she will  
16 thereby waive her right to require the Commissioner to prove the  
17 allegations in the Accusation at a contested hearing held in  
18 accordance with the provisions of the APA and that she will  
19 waive other rights afforded to her 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  
24

25           4. It is understood by the parties that the Real  
26 Estate Commissioner may adopt the Stipulation and Agreement as  
27 his decision in this matter, thereby imposing the penalty and

1 sanctions on Respondent's real estate licenses and license  
2 rights as set forth in the below "Order". In the event that  
3 the Commissioner in his discretion does not adopt the  
4 Stipulation and Agreement, it shall be void and of no effect,  
5 and Respondent shall retain the right to a hearing and  
6 proceeding on the Accusation under all the provisions of the  
7 APA and shall not be bound by any admission or waiver made  
8 herein.  
9

10           5. This Stipulation is based on the factual  
11 allegations contained in the Accusation. In the interest of  
12 expedience and economy, Respondent chooses not to contest these  
13 allegations, but to remain silent and understand that, as a  
14 result thereof, these factual allegations, without being  
15 admitted or denied, will serve as a prima facie basis for the  
16 disciplinary action stipulated to herein. The Real Estate  
17 Commissioner shall not be required to provide further evidence  
18 to prove said factual allegations.  
19  
20

21           6. This Stipulation and Respondents' decision not to  
22 contest the Accusation are made for the purpose of reaching an  
23 agreed disposition of this proceeding, and are expressly  
24 limited to this proceeding and any other proceeding or case in  
25 which the Department of Real Estate, or another licensing  
26 agency of this state, another state or the federal government  
27 is involved and otherwise shall not be admissible in any other



1 be issued to Respondent pursuant to Section 10156.5 of the Code  
2 if Respondent makes application therefor and pays to the  
3 Department the appropriate fee for the restricted license within  
4 90 days from the effective date of this Decision.

5  
6 The Restricted license issued to Respondent shall be  
7 subject to all of the provisions of Section 10156.7 of the Code  
8 and to the following conditions, limitations and restrictions  
9 imposed under the authority of Section 10156.6 of the Code:

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

15  
16 2. The restricted license issued to Respondent may be  
17 suspended prior to hearing by Order of the Commissioner on  
18 evidence satisfactory to the Commissioner that Respondent has  
19 violated provisions of the Real Estate law, the Subdivided  
20 Lands Law, Regulations of the Real Estate Commissioner or  
21 conditions attaching to the restricted license.

22  
23 3. Respondent shall not be eligible to apply for  
24 issuance of an unrestricted real estate license nor for the  
25 removal of any of the conditions, limitations or restrictions  
26 of a restricted license until one (1) year has elapsed from the  
27 effective date of this Decision.

1                   4. Respondent shall submit with any application for  
2 license under an employing broker, or any application for  
3 transfer to a new employing broker, a statement signed by the  
4 prospective employing real estate broker, on a form approved by  
5 the Department, which shall certify:


6  
7                   (a) That the employing broker has read the Decision  
8 of the Commissioner which granted the right to a restricted  
9 license; and

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

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

1                    6. If and when a petition application is made for  
2 reinstatement of respondent's salesperson license, the Real  
3 Estate Commissioner will consider as one of the criteria of  
4 rehabilitation whether or not restitution has been made to any  
5 person who has suffered monetary losses as a result of the  
6 allegations set forth in the Accusation filed in this case.  
7

8  
9 DATED: Jan 18, 2012

  
CHERYL D. KELLY, Counsel  
DEPARTMENT OF REAL ESTATE

10  
11                    \* \* \*

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

24                    Respondent can signify acceptance and approval of the  
25 terms and conditions of this Stipulation and Agreement by  
26 faxing a copy of its signature page, as actually signed by  
27

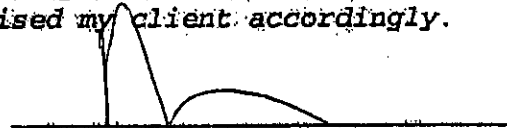
1 Respondent, to the Department at the following telephone/fax  
 2 number (213) 576-6917. Respondent agrees, acknowledges, and  
 3 understands that by electronically sending to the Department a  
 4 fax copy of his actual signature as it appears on the  
 5 Stipulation and Agreement, that receipt of the faxed copy by  
 6 the Department shall be as binding on Respondent as if the  
 7 Department had received the original signed Stipulation and  
 8 Agreement.  
 9

10  
 11 DATED: 1/18/12

  
 12 DONNA MARIA WOOSLEY-SANTOYO  
 13 Respondent

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

16 DATED: 1/18/12

  
 17 Richard L. Goor, Esq.  
 18 Attorney for Respondent  
 19 DONNA MARIA WOOSLEY-  
 20 SANTOYO

21  
 22  
 23  
 24  
 25  
 26  
 27

\*\*\*



1 Respondent, to the Department at the following telephone/fax  
2 number (213) 576-6917. Respondent agrees, acknowledges, and  
3 understands that by electronically sending to the Department a  
4 fax copy of his actual signature as it appears on the  
5 Stipulation and Agreement, that receipt of the faxed copy by  
6 the Department shall be as binding on Respondent as if the  
7 Department had received the original signed Stipulation and  
8 Agreement.  
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DATED: \_\_\_\_\_

\_\_\_\_\_  
DONNA MARIA WOOSLEY-SANTOYO  
Respondent

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

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

\_\_\_\_\_  
Richard L. Goor, Esq.  
Attorney for Respondent  
DONNA MARIA WOOSLEY-  
SANTOYO

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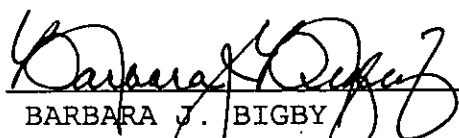
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The foregoing Stipulation and Agreement is hereby  
adopted as my Decision in this matter and shall become  
effective at 12 o'clock noon on FEB 28 2012, 2012.

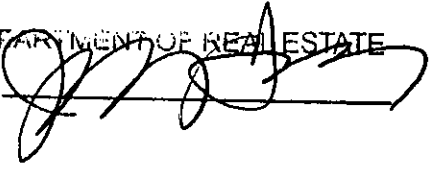
IT IS SO ORDERED 1/31, 2012.

  
\_\_\_\_\_  
BARBARA J. BIGBY  
Acting Real Estate Commissioner

1 CHERYL D. KEILY SBN# 94008  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6905

**FILED**

JUL 08 2011

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Accusation of ) No. H- 37378 LA  
12 )  
13 DONNA MARIA WOOSLEY-SANTOYO, ) A C C U S A T I O N  
14 )  
15 Respondent. )

16 The Complainant, Robin Trujillo, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Accusation  
18 against DONNA MARIA WOOSLEY-SANTOYO, aka Donna Raygoza, aka  
19 Donna Maria Raygoza, ("Respondent") is informed and alleges as  
20 follows:  
21

22 1.

23 The Complainant, Robin Trujillo, a Deputy Real Estate  
24 Commissioner of the State of California, makes this Accusation  
25 in her official capacity.

26 2.

27 Respondent is presently licensed and/or has license

rights under the Real Estate Law as a real estate salesperson.

3.

At all times herein mentioned, Respondent engaged in the business of, acted in the capacity of, or advertised a loan modification service and advance fee brokerage offering to perform and performing loan modification and negotiation services with respect to loans which were secured by liens on real property for compensation or in expectation of compensation and for fees often collected in advance as well as at the conclusion of the transaction.

4.

In or around August 3, 2009, Juan B. paid an advance fee of \$1,500 to Respondent for the purpose of obtaining mortgage loan modification services with respect to a loan secured by the real property located at 45522-6<sup>th</sup> Street, East Lancaster, California 93535 (the "Property").

5.

The activities described in Paragraph 4, above, require a real estate broker license under Sections 10131(d) and 10131.2 of the Code.

6.

At the time Respondent undertook the activities described in Paragraph 4, above, she was employed by Suburban Enterprises Inc., a licensed real estate broker, who was unaware of Respondent's activities.

///

7.

1 Respondent performed and/or participated in loan  
2 modification, solicitation, and negotiation activities, as well  
3 as advance fee activities, all of which require a real estate  
4 broker license under the provisions of Code Sections 10131(d)  
5 and 10131.2 when Respondent was not licensed by the Department  
6 as a real estate broker nor employed as a real estate  
7 salesperson by the broker on whose behalf the activities were  
8 performed in violation of Section 10130 of the Code.  
9

10 8.

11 The conduct, acts and/or omissions of Respondent, as  
12 set forth, above, violate Code Section 10130, and are cause for  
13 the suspension or revocation of the licenses and license rights  
14 of Respondent pursuant to Code Sections 10177(d), 10177(g)  
15 and/or 10177(j).  
16

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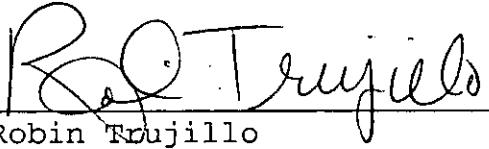
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent DONNA MARIA WOOSLEY-SANTOYO 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  
this 27 day of June, 2011.

  
\_\_\_\_\_  
Robin Trujillo  
Deputy Real Estate Commissioner

cc: DONNA MARIA WOOSLEY-SANTOYO  
Troth V. Inc.  
Robin Trujillo  
Sacto.