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FILED

JAN 17 2012

DEPARTMENT OF REAL ESTATE
BY: *George A. Williams*

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37639 LA
)	
MARISOL AMENERO GONZALEZ,)	
)	
Respondent.)	
)	
)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On November 02, 2011, an Accusation was filed in this matter against Respondent MARISOL AMENERO GONZALEZ.

On December 01, 2011, Respondent petitioned the Commissioner to voluntarily surrender her real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent MARISOL AMENERO GONZALEZ' petition for voluntary surrender of her real estate salesperson license is accepted as of the effective date of this Order as set forth below, based upon the understanding and

1 agreement expressed in Respondent's Declaration dated December 01,
2 2011, (attached as Exhibit "A" hereto). Respondent's license
3 certificate and pocket card shall be sent to the below listed
4 address so that they reach the Department on or before the
5 effective date of this Order:

6
7 DEPARTMENT OF REAL ESTATE
8 Attn: Licensing Flag Section
9 P. O. Box 187000
10 Sacramento, CA 95818-7000

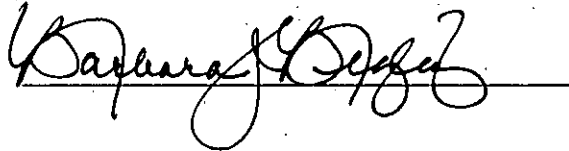
11 This Order shall become effective at 12 o'clock noon on

12 FEB 06 2012

13 DATED: _____

14 1/9/12

15 BARBARA J. BIGBY
16 Acting Real Estate Commissioner

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3 "EXHIBIT A"
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7

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-37639 LA
12)
13 MARISOL AMENERO GONZALEZ,)
14)
15 Respondent.)
16

17 DECLARATION

18 My name is MARISOL AMENERO GONZALEZ, and I am currently
19 licensed as a real estate salesperson and/or have license rights
20 with respect to said license. I am representing myself in this
21 matter.

22 In lieu of proceeding in this matter in accordance with
23 the provisions of the Administrative Procedure Act (Sections
24 11400 et seq., of the Government Code), I wish to voluntarily
25 surrender my real estate broker license issued by the Department
26 of Real Estate ("Department"), pursuant to Business and
27 Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, I may be relicensed as a salesperson or a broker only by
3 petitioning for reinstatement pursuant to Section 11522 of the
4 Government Code. I also understand that by so voluntarily
5 surrendering my license(s), I agree to the following:

6 1. The filing of this Declaration shall be deemed as
7 my petition for voluntary surrender.

8 2. It shall also be deemed to be an understanding and
9 agreement by me that I waive all rights I have to require the
10 Commissioner to prove the allegations contained in the Accusation
11 filed in this matter at a hearing held in accordance with the
12 provisions of the Administrative Procedure Act (Government Code
13 Sections 11400 et seq.), and that I also waive other rights
14 afforded to me in connection with the hearing such as the right
15 to discovery, the right to present evidence in defense of the
16 allegations in the Accusation and the right to cross-examine
17 witnesses.

18 3. I further agree that upon acceptance by the
19 Commissioner, as evidenced by an appropriate order, all
20 affidavits and all relevant evidence obtained by the Department
21 in this matter prior to the Commissioner's acceptance, and all
22 allegations contained in the Accusation filed in the Department
23 Case No. H-37639 LA, may be considered by the Department to be
24 true and correct for the purpose of deciding whether to grant
25 relicensure or reinstatement, pursuant to Government Code Section
26 11522.

1 4. I freely and voluntarily surrender my real estate
2 salesperson license rights under the Real Estate Law.

3 5. A copy of the Commissioner's Criteria of
4 Rehabilitation is attached hereto. If and when a petition
5 application is made for reinstatement of a surrendered license,
6 the Real Estate Commissioner will consider as one of the criteria
7 of rehabilitation, whether or not restitution has been made to
8 any person who has suffered monetary losses through
9 "substantially related" acts or omissions of Respondent(s),
10 whether or not such persons are named in the Accusation filed in
11 this case.

12
13
14 I declare under penalty of perjury under the laws of
15 the State of California that the above is true and correct and
16 that this declaration was executed December 1st, 2011, at
17 Whittier, California

18
19 A handwritten signature in black ink, appearing to be 'MARISOL AMENERO GONZALEZ', is written over a horizontal line.
20 MARISOL AMENERO GONZALEZ
21
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FILED

NOV 02 2011

1 JAMES DEMUS, Counsel (SBN 225005)
2 Department of Real Estate
3 320 West Fourth St., #350
4 Los Angeles, CA 90013
5 (213) 576-6982
6 (213) 576-6910 (direct)

DEPARTMENT OF REAL ESTATE
BY: *Sheela M. Valencia*

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)	No. H-37639 LA
)	
13 MARISOL AMENERO GONZALEZ,)	<u>A C C U S A T I O N</u>
)	
14 Respondent.)	
)	

16 The Complainant, Robin Trujillo, a Deputy Real Estate
17 Commissioner of the State of California, for cause of
18 Accusation against MARISOL AMENERO GONZALEZ, is informed and
19 alleges as follows:

20 1.

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

24 2.

25 MARISOL AMENERO GONZALEZ, ("Respondent") is presently
26 licensed and/or has license rights under the Real Estate Law
27

1 (Part 1 of Division 4 of the Business and Professions Code,
2 hereinafter "Code"), as a real estate salesperson. From
3 October 4, 2007 to September 27, 2011, Respondent was
4 registered with the California Department of Real Estate
5 ("Department") as employed under the broker "Amerisun Inc".

6 3.

7 On or about October 24, 2008, Respondent registered
8 "California Assistance Relief" as a fictitious business name
9 with the Los Angeles County Recorder/Clerk.

10 4.

11 California Assistance Relief is not now, nor has it
12 ever been, licensed by the California Department of Real Estate
13 ("Department") in any capacity.

14 5.

15 At all times material herein, Respondent was engaged
16 in the business of, acted in the capacity of, advertised or
17 assumed to act as a real estate broker in the State of
18 California, within the meaning of Code Sections 10131(d) and
19 10131.2, including performing services for borrowers in
20 connection with loans and collecting or contracting for the
21 collection of an advance fee, within the meaning of Code
22 Section 10026.

23 6.

24 On or about November 17, 2008, Pablo Vasquez
25 ("Vasquez") entered into an agreement with California
26 Assistance Relief, in which Vasquez agreed to pay \$2,500 in
27 advance fees as well as \$300 monthly installments to California

1 Assistance Relief, in exchange for negotiation of a
2 modification of Vasquez's loan, which was secured by real
3 property located at 7562 Lockhaven Avenue, Rancho Cucamonga,
4 CA, 91730. Respondent collected a total of \$3,400 in advance
5 fees from Vasquez.

6 7.

7 The agreement described in Paragraph 6 above,
8 constitutes an advance fee agreement within the meaning of Code
9 Section 10026. Respondent did not submit the advance fee
10 agreement described in paragraph 6 above to the Commissioner
11 ten days before using it, in violation of Code Section 10085
12 and Section 2970 of Title 10, California Code of Regulations
13 ("Regulations"). Said conduct, acts and/or omissions of
14 Respondent constitutes cause to suspend or revoke the licenses
15 and license rights of Respondent pursuant to Code Sections
16 10177(d) and/or 10177(g).

17 8.

18 At the time of the transaction described in paragraph
19 6 above, Respondent was licensed under the employ of
20 Amerisun Inc. Under Code Section 10137, no salesperson shall
21 accept compensation from any person other than the broker under
22 whom she is at the time licensed. Said conduct, acts and/or
23 omissions of Respondent constitutes cause to suspend or revoke
24 the licenses and license rights of Respondent pursuant to Code
25 Sections 10137, 10177(d) and/or 10177(g).

26 ///

27 ///

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 the licenses and license rights of
5 Respondent MARISOL AMENERO GONZALEZ under the Real Estate Law,
6 and for such other and further relief as may be proper under
7 other applicable provisions of law.

8 Dated at Los Angeles, California

9 this 31 day of October, 2011

10
11 
12 _____
13 Robin Trujillo
14 Deputy Real Estate Commissioner
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25 cc: MARISOL AMENERO GONZALEZ
26 Robin Trujillo
27 Sacto.