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FILED
DEC - 5 2011
DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 To:)	No. H-37709 LA
)	
12 AIDA BASILIA HIDALGO,)	<u>ORDER TO DESIST</u>
13 FRANCISCO GALICIA and)	<u>AND REFRAIN</u>
14 F&A FINANCIAL SERVICES.)	
)	
15)	(B&P Code Section 10086)
16)	

17
18 The Commissioner ("Commissioner") of the California Department of Real Estate
19 ("Department") caused an investigation to be made of the activities of AIDA BASILIA
20 HIDALGO, aka Aida Galicia, FRANCISCO GALICIA and F&A FINANCIAL SERVICES.
21 Based on that investigation the Commissioner has determined that AIDA BASILIA HIDALGO,
22 FRANCISCO GALICIA and F&A FINANCIAL SERVICES have engaged in or are engaging in
23 acts or attempting to engage in the business of, acting in the capacity of, and/or advertising or
24 assuming to act as real estate brokers in the State of California within the meaning of Business
25 and Professions Code Sections 10131 (b) (renting or offering to rent, soliciting listings of places
26 for rent, or soliciting tenants, or negotiating the sale, purchase or exchange of leases on real
27 property or collecting rents form real property).

1 In addition, based on that investigation, the Commissioner has determined that
2 AIDA BASILIA HIDALGO, FRANCISCO GALICIA and F&A FINANCIAL SERVICES have
3 engaged in or are engaging in acts or are attempting to engage practices constituting violations of
4 the California Business and Professions Code ("Code"). Based on the findings of that
5 investigation, set forth below, the Commissioner hereby issues the following Findings of Fact,
6 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the
7 Code.

8 FINDINGS OF FACT

9 1. From August 8, 2006, through the present, AIDA BASILIA HIDALGO has
10 been licensed as a real estate salesperson, Department License No. 01763297. From February 9,
11 2008, through February 23, 2009, AIDA BASILIA HIDALGO's salesperson license was
12 conditionally suspended for failure to provide proof of completion of educational requirements
13 under Code Section 10153.4.

14 2. At no time mentioned herein, have FRANCISCO GALICIA or F&A
15 FINANCIAL SERVICES ever been licensed by the Department in any capacity.

16 3. At all times herein mentioned, AIDA BASILIA HIDALGO and FRANCISCO
17 GALICIA, while doing business under their own names or other fictitious names including,
18 without limitation, F&A FINANCIAL SERVICES, engaged in the business of, acted in the
19 capacity of, advertised or assumed to act as real estate brokers in the State of California, by
20 renting or offering to rent, soliciting listings of places for rent, or soliciting tenants, or
21 negotiating the sale, purchase or exchange of leases on real property or collecting rents from real
22 property, within the meaning of Code Section 10131(b).

23 4. On September 28, 2009, the Department received a complaint from Sergio J.
24 against AIDA BASILIA HIDALGO, FRANCISCO GALICIA and F&A FINANCIAL
25 SERVICES. During the period of time when AIDA BASILIA HIDALGO's real estate
26 salesperson license was suspended, AIDA BASILIA HIDALGO, FRANCISCO GALICIA and
27 F&A FINANCIAL SERVICES acted in the capacity of agents for Sergio J. by collecting rent

1 and managing Sergio J.'s rental property located in the city of Lancaster, California. From
2 December 2008, through February, 2009, AIDA BASILIA HIDALGO, FRANCISCO GALICIA
3 and F&A FINANCIAL SERVICES collected monthly rents for Sergio J.'s rental property and
4 failed to turn over said rents to Sergio J. AIDA BASILIA HIDALGO, FRANCISCO GALICIA
5 and F&A FINANCIAL SERVICES refused to pay the monthly rents owed to Mr. Jimenez
6 despite repeated requests for said monies from Sergio J. Sergio J. obtained a judgment against
7 AIDA BASILIA HIDALGO, FRANCISCO GALICIA and F&A FINANCIAL SERVICES for
8 \$3,800, in the case entitled *Sergio J. v. Francisco Galicia, et al.*, Los Angeles Superior Court,
9 State of California, Case No. 09S00637.

10 CONCLUSIONS OF LAW

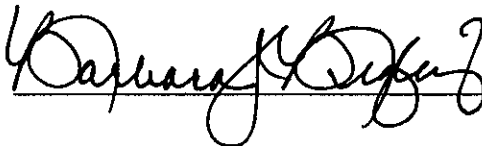
11 5. Based on the information contained in Paragraphs 1 through 4, above, AIDA
12 BASILIA HIDALGO, FRANCISCO GALICIA and F&A FINANCIAL SERVICES, violated
13 Section 10130 of the Code by engaging in the activities without first obtaining a broker license
14 from the Department or being under the employ of a licensed real estate broker.

15 DESIST AND REFRAIN ORDER

16 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
17 herein, IT IS HEREBY ORDERED THAT, AIDA BASILIA HIDALGO, aka Aida Galicia,
18 FRANCISCO GALICIA and F&A FINANCIAL SERVICES, immediately desist and refrain
19 from: engaging in the activities requiring a real estate license, under their name or any fictitious
20 business name, without first obtaining a broker license or being licensed as a salesperson under
21 the employ of a licensed real estate broker.

22 DATED: 11/16, 2011.

23
24 BARBARA J. BIGBY
25 Acting Real Estate Commissioner

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1 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
2 real estate broker or real estate salesperson without a license or who advertises using words
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
imprisonment in the county jail for a term not to exceed six months, or by both fine and
imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
(\$60,000)."

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23 cc: Aida Basilia Hidalgo/Francisco Galicia/F&A Financial Services
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