

FILED

JAN 31 2013

DEPARTMENT OF REAL ESTATE  
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\*\*\*\*

In the Matter of the Accusation of	)	
	)	No. H-38373 LA
NATIONS MORTGAGE INC.,	)	
a former corporate real estate broker,	)	
	)	
Respondent.	)	
_____	)	

DEFAULT DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on January 11, 2013, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1. On or about October 11, 2012, Robin Trujillo made the First Amended Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California.

(a) On October 25, 2012, the First Amended Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent NATIONS MORTGAGE INC. at its last known mailing address on file with the Department of Real Estate ("Department"). The package was returned to the Department marked "Refused." An additional mailing by regular mail to the same address was not returned to the Department as otherwise not deliverable.

(b) No Notice of Defense has been received from Respondent.

(c) Respondent's Default was entered on January 11, 2013.

2. NATIONS MORTGAGE INC. ("Respondent") is licensed by the Department as a corporate real estate broker and/or has license rights with respect to said license. Respondent was first licensed by the Department as a corporate real estate broker on August 23, 2007. Its license expired on August 22, 2011 and it retains renewal rights until August 22, 2013, pursuant to Business and Professions Code ("Code") Section 10201, and the Department retains jurisdiction pursuant to Code Section 10103.

3. On or about January 4, 2010, pursuant to the provisions of Section 23302 of the California Revenue and Taxation Code, the corporate rights and privileges of Respondent were suspended by the California Secretary of State. The corporate rights and privileges of Respondent have remained suspended since that time.

#### DETERMINATION OF ISSUES

1. The standard of proof applied was clear and convincing proof to a reasonable certainty.

2. The suspension of the corporate powers of Respondent pursuant to Revenue and Taxation Code Section 23302 constitutes grounds to suspend or revoke Respondent's corporate real estate broker license pursuant to Code Sections 10177(d), 10177(f) and 10177(g) in conjunction with Section 2742, Title 10, California Code of Regulations.

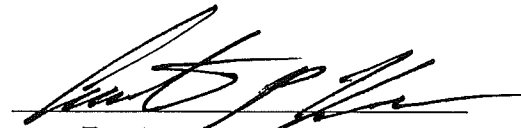
#### ORDER

All licenses and license rights of Respondent NATIONS MORTGAGE INC. under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on February 20, 2013.

DATED: 4/23/, 2013.

REAL ESTATE COMMISSIONER



By AWET P. KIDANE  
Chief Deputy Commissioner

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

**FILED**

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DEPARTMENT OF REAL ESTATE  
BY: CR

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11 In the Matter of the Accusation of )  
12 NATIONS MORTGAGE INC., ) NO. H-38373 LA  
13 a former real estate broker, ) DEFAULT ORDER  
14 Respondent. )

15 Respondent, NATIONS MORTGAGE INC., having failed  
16 to file a Notice of Defense within the time required by  
17 Section 11506 of the Government Code, is now in default.  
18 It is, therefore, ordered that a default be entered on the  
19 record in this matter.

20  
21 IT IS SO ORDERED

January 11, 2013

22 Real Estate Commissioner

23  
24 Dolores Weeks  
25 By: DOLORES WEEKS  
26 Regional Manager  
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