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FILED

JUL 19 2013

BUREAU OF REAL ESTATE

By *[Signature]*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-38967 LA
CUCA SANCHEZ,)	<u>A C C U S A T I O N</u>
)	
)	
Respondent.)	
)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against CUCA SANCHEZ ("Respondent") is informed and alleges as follows:

1.

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

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the

1 Business and Professions Code, hereinafter "Code") as a real
2 estate salesperson.

3 3.

4 At the time of the events alleged herein, and
5 specifically from May 3, 2011, to the present, Respondent was
6 employed by Elpidio Cepeda ("Cepeda"), a licensed real estate
7 broker. Cepeda had no prior knowledge of the facts set forth
8 below.

9 4.

10 At all times herein mentioned, Respondent engaged in
11 the business of, acted in the capacity of, or advertised a loan
12 modification service and advance fee brokerage offering to
13 perform and performing loan modification and negotiation
14 services with respect to loans which were secured by liens on
15 real property for compensation or in expectation of compensation
16 and for fees often collected in advance as well as at the
17 conclusion of the transaction.
18

19 5.

20 On or about July 22, 2010, Kathryn Chavers paid an
21 advance fee of \$1,000 to Respondent. The advance fee was
22 collected pursuant to the provisions of an agreement pertaining
23 to loan modification services to be provided with respect to a
24 loan secured by the real property located at 2255 Lexington
25 Avenue, Santa Maria, Ca 93458.

26 ///

27 ///

6.

1 The activities described in Paragraph 5, above,
2
3 require a real estate broker license under Sections 10131(d) and
4 10131.2 of the Code.

7.

5
6 Respondent performed and/or participated in loan
7 modification, solicitation, and negotiation activities which
8 require a real estate broker license under the provisions of
9 Code Sections 10131(d) and 10131.2 when Respondent was not
10 licensed by the Department as a real estate broker nor employed
11 as a real estate salesperson by the broker on whose behalf the
12 activities were performed in violation of Sections 10130 and
13 10137 of the Code.

8.

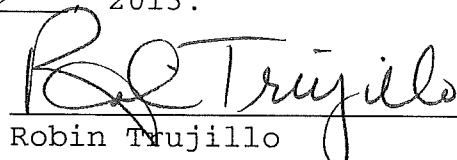
14
15 The conduct, acts and/or omissions of Respondent, as
16 set forth, above, violate Code Section 10130, and are cause for
17 the suspension or revocation of the licenses and license rights
18 of Respondent pursuant to Code Sections 10177(d), 10177(g)
19 and/or 10177(j).

20
21 Code Section 10106 provides, in pertinent part, that
22 in any order issued in resolution of a disciplinary proceeding
23 before the Bureau of Real Estate, the Commissioner may request
24 the administrative law judge to direct a licensee found to have
25 committed a violation of this part to pay a sum not to exceed
26 the reasonable costs of investigation and enforcement of the
27 case.

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 Respondent
5 CUCA SANCHEZ under the Real Estate Law, for the cost of
6 investigation and enforcement as permitted by Code Section
7 10106, and for such other and further relief as may be proper
8 under other applicable provisions of law.

9 Dated at Los Angeles, California

10 this 19 day of July 2013.

11 
12 _____
13 Robin Trujillo
14 Deputy Real Estate Commissioner

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21 cc: CUCA SANCHEZ
22 Elpidio Cepeda
23 Robin Trujillo
24 Sacto.
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