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FILED

DEC 11 2014

BUREAU OF REAL ESTATE

By *[Signature]*

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

No. H-39671 LA

11 In the Matter of the Accusation of)
12 CLAUDIA MIREYA HERNANDEZ)
13 and YADIRA JANNET GUERRERO,)
14 Respondents.)

A C C U S A T I O N

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of accusation
17 against CLAUDIA MIREYA HERNANDEZ and YADIRA JANNET GUERRERO,
18 alleges as follows:

19 1. The Complainant, Maria Suarez, acting in her
20 official capacity as a Deputy Real Estate Commissioner of the
21 State of California, makes this Accusation against CLAUDIA MIREYA
22 HERNANDEZ and YADIRA JANNET GUERRERO.

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27 Accusation of Claudia Mireya Hernandez

1 2. CLAUDIA MIREYA HERNANDEZ and YADIRA JANNET GUERRERO
2 (hereinafter referred to as "Respondents") are presently licensed
3 and/or have license rights under the Real Estate Law (Part 1 of
4 Division 4 of the Business and Professions Code) (hereinafter
5 Code).

6 3. At all times herein mentioned, Respondents were
7 licensed by the Bureau of Real Estate of the State of California
8 as real estate salespersons.

9 4. In or about March, 2011, Respondents HERNANDEZ and
10 GUERRERO solicited Sunshine P. to be partial owner in a rental
11 property purportedly owned by Respondents HERNANDEZ and GUERRERO
12 located at 569 Summit Blvd., Unit 3, Big Bear Lake, California.

13 5. During the course of the transaction, Respondents
14 HERNANDEZ and GUERRERO informed Sunshine P. that Sunshine P.
15 needed to bring in \$12,000 for purchase equity to be a third
16 partner with title to be divided three ways in the form of joint
17 ownership.

18 6. Sunshine P. thereafter made payments totaling
19 approximately \$8,500 to Respondents.

20 7. In or about June, 2012, Sunshine P. discovered that
21 Respondents HERNANDEZ and GUERRERO did not own subject property.

22 8. Sunshine P. demanded from Respondents HERNANDEZ and
23 GUERRERO that they return the funds paid to Respondents.

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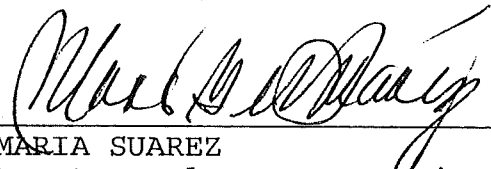
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26 Accusation of Claudia Mireya Hernandez

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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 licenses and license rights of Respondents
5 CLAUDIA MIREYA HERNANDEZ and YADIRA JANNET GUERRERO under the
6 Real Estate Law (Part 1 of Division 4 of the Business and
7 Professions Code), for the cost of investigation and enforcement
8 as permitted by law. and for such other and further relief as may
9 be proper under other applicable provisions of law.

10 Dated at Los Angeles, California
11 this 9th day of December, 2014.

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13 _____
14 MARIA SUAREZ
15 Deputy Real Estate Commissioner
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23 cc: Claudia Mireya Hernandez
24 Yadira Jannet Guerrero
25 Orange County Real Estate, Inc.
26 Maria Suarez
27 Sacto..

27 Accusation of Claudia Mireya Hernandez