

Sent

FILED

FEB - 5 2020

DEPT. OF REAL ESTATE

By [Signature]

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013
4 Telephone: (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)	No. H-41591 LA
)	
12 SONIA RODRIGUEZ)	<u>ORDER TO DESIST</u>
13 aka Sonia Rodriguez Eaton)	<u>AND REFRAIN</u>
14 aka Sonia Eaton aka Sonia Huitron)	
)	(B&P Code section 10086)
)	

16 The Commissioner ("Commissioner") of the California Department of Real
17 Estate ("Department") caused an investigation to be made of the activities of SONIA
18 RODRIGUEZ aka Sonia Rodriguez Eaton aka Sonia Eaton aka Sonia Huitron
19 ("RODRIGUEZ"). Based on that investigation, the Commissioner has determined that
20 RODRIGUEZ has engaged in or is engaging in acts or is attempting to engage in the business
21 of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the
22 State of California within the meaning of California Business and Professions Code section
23 10131(a) (sells or offers to sell, buy or offers to buy, solicits prospective sellers or purchasers
24 of, solicits or obtains listings of, or negotiates the purchase, sale, or exchange of real property
25 and/or business opportunity). Based on the findings of that investigation, as set forth below, the

1 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist
2 and Refrain Order pursuant to California Business and Professions Code section 10086.

3
4 FINDINGS OF FACT

5 1. RODRIGUEZ is not now, and has never been, licensed by the
6 Department of Real Estate in any capacity.

7 2. From at least October 2016 through February 21, 2017, RODRIGUEZ
8 engaged in the business of, acted in the capacity of, or advertised as a real estate broker by
9 selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers
10 of, soliciting or obtaining listings of, or negotiating the purchase, sale, or exchange of real
11 property for compensation or in expectation of compensation, including but not limited, to the
12 activities described below.

13 3. From at least October 2016 through February 21, 2017, RODRIGUEZ
14 solicited and provided services that required a real estate license to Rosa A., Carlos A., and
15 Adalberto G. (the "Victims") in their attempts to purchase real estate.

16 4. On or about October 27, 2016, RODRIGUEZ represented to the Victims
17 that she was a realtor, and agreed to represent them in their attempt to purchase real property.

18 5. From on or about October 27, 2016 through December 2016,
19 RODRIGUEZ negotiated with and for the Victims in their attempt to purchase property known
20 as 844 Del Valle Ave., La Puente, CA 91744 ("Del Valle Property").

21 6. On or about October 27, 2016, RODRIGUEZ collected \$995.00 and
22 \$395.00 from the Victims after RODRIGUEZ alleged they had to pay a \$995.00 California
23 government fee and a \$395.00 application fee for the Del Valle Property.

24 7. On or about November 8, 2016, RODRIGUEZ presented the Probate
25 Purchase Agreement and Joint Escrow Instructions to the Victims, and the Victims made an
26 offer to purchase the Del Valle Property.

1 8. On or about November 8, 2016, the Victims paid \$3,500.00 to
2 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$3,500.00 deposit for the
3 purchase of the Del Valle Property.

4 9. On or about November 14, 2016, the Victims paid \$635.00 to
5 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$635.00 court fee for the
6 purchase of the Del Valle Property.

7 10. On or about November 16, 2016, the Victims paid \$275.00 to
8 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$275.00 court paperwork fee
9 for the purchase of the Del Valle Property.

10 11. On or about November 17, 2016, the Victims paid \$1,000.00 to
11 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$1,000.00 escrow deposit.

12 12. On or about December 8, 2016, the Victims paid \$325.00 to
13 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$325.00 appraisal fee.

14 13. On or about December 16, 2016, the Victims paid \$325.00 to
15 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$325.00 appraisal fee.

16 14. From on or about February 2017 through March 2017, RODRIGUEZ
17 negotiated with and for the Victims in their attempt to purchase property known as 16715 E.
18 Brookport St., Covina, CA 91722 ("E. Brookport Property").

19 15. On or about February 6, 2017, the Victims made an offer to purchase the
20 E. Brookport Property.

21 16. On or about February 21, 2017, the Victims paid \$1,500.00 to
22 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$1,500.00 deposit to purchase
23 the E. Brookport Property.

24 17. On or about March 5, 2017, the Victims gave a \$5,000.00 check to
25 RODRIGUEZ because RODRIGUEZ alleged they had to pay a \$5,000.00 deposit to purchase
26 the Main Property. The uncashed check was eventually returned to the Victims.

