

FILED

APR 21 2022

DEPT. OF REAL ESTATE

By

DIANE LEE, Counsel (SBN 247222)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6907

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of	)	No. H-42261 LA
	)	
	)	<u>STATEMENT OF ISSUES</u>
MARIA DE JESUS ABUNDIS,	)	
	)	Mortgage Loan Originator
Respondent.	)	License Endorsement
	)	

The Complainant, Ruth Corral, a Supervising Special Investigator of the State of California, for cause of Statement of Issues against MARIA DE JESUS ABUNDIS aka Maria De Jesus Navarro ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Ruth Corral, a Supervising Special Investigator of the State of California, makes this Statement of Issues against Respondent in his official capacity.

2.

All references to the "Code" are to the California Business and Professions Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations unless otherwise specified.

///

1 DRE LICENSE HISTORY

2 3.

3 Respondent is presently licensed and/or has license rights under the Real Estate
4 Law, Part 1 of Division 4 of the California Business and Professions Code, as a real estate
5 broker (license number 01444026). This license was originally issued on or about June 20,
6 2012. Previously, Respondent was licensed as a real estate salesperson from on or about July
7 17, 2004 to October 25, 2011 and from on or about November 23, 2011 to June 19, 2012.
8 Respondent's salesperson license was suspended pursuant to DRE case no. R-04518 from on or
9 about October 26, 2011 to November 22, 2011. Respondent has been a broker associate with
10 RGC Services, Inc. (license no. 01220383) from on or about August 6, 2018 through the
11 present.

12
13 MLO LICENSE APPLICATION

14 4.

15 On or about June 24, 2021, Respondent made application ("Application") to the
16 State of California Department of Real Estate ("Department") for an individual (MU4)
17 mortgage loan originator license endorsement ("MLO license endorsement").

18
19 CIVIL CASE INVOLVING FRAUD

20 5.

21 On or about September 10, 2008, in the Superior Court of California, County of
22 Ventura, case no. CIV246682, a First Amended Complaint for Damages was filed against
23 Respondent, her then-sponsoring broker Gerardo, Inc., and real estate appraiser Page Y. Odle.
24 This First Amended Complaint for Damaged alleged in or about October 2005, Respondent
25 misrepresented to the plaintiffs that their monthly mortgage payments would decrease if they
26 sold their house to a "straw buyer" and had the straw buyer gift it back to the plaintiffs.

1 Respondent took a commission as the real estate agent. However, after these transactions,
2 plaintiffs' monthly mortgage payments increased rather than decreased.

3 6.

4 On or about September 3, 2010, Respondent, Gerardo, Inc., and Gerardo
5 Montelongo were ordered to pay a total of \$289,204.50 with joint and several liability. This
6 amount consists of \$135,000.00 for the "damages caused to the Plaintiffs by said Defendants['']
7 fraud and breach of fiduciary duties," \$142,245.50 for attorney fees, and \$11,959.00 for costs.

8 7.

9 On or about November 1, 2011, the Department of Real Estate Recovery
10 Account, in case no. R-04518, issued a \$50,000.00 check to the plaintiffs in connection to the
11 civil case described in Paragraphs 4 and 5, above.

12 8.

13 On or about November 22, 2011, Respondent reimbursed \$50,000.00 to the
14 Department of Real Estate Recovery Account.

15 9.

16 On or about July 7, 2017, the Department of Real Estate filed an Application for
17 and Renewal of Judgment for a total renewed judgment of \$426,563.22, which consists of the
18 original total judgment of \$289,204.50 minus \$50,400.00 in credits after judgment plus
19 \$187,758.72 in interest. To date, this \$426,563.22 remains outstanding.

20 10.

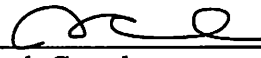
21 The facts alleged in Paragraphs 4 through 9, above, constitute cause for denial of
22 Respondent's application for an MLO license endorsement under California Business and
23 Professions Code sections 10166.05(c) (demonstrated such financial responsibility, character,
24 and general fitness as to command the confidence of the community and warrant a
25 determination that the mortgage loan originator will operate honestly, fairly, and efficiently).

26 ///

11.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Statement of Issues, and that upon proof thereof, a decision be rendered that the Commissioner refuse to authorize the issuance of, and deny the issuance of, an MLO license endorsement to Respondent MARIA DE JESUS ABUNDIS, and for such other and further relief as may be proper under the provisions of law.

Dated at Sacramento, California: April 21, 2022.



Ruth Corral
Supervising Special Investigator

cc: MARIA DE JESUS ABUNDIS
RGC Services, Inc.
Ruth Corral
Sacto.