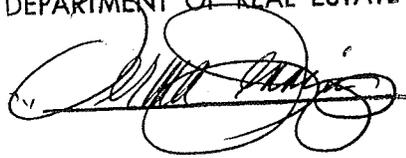


FILED  
FEB 13 2009

DEPARTMENT OF REAL ESTATE



1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Suite 350  
4 Los Angeles, CA 90013-1105

5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)

7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11	In the Matter of the Accusation of	)	No. H-35697 LA
12	TERESA MEJIA,	)	<u>A C C U S A T I O N</u>
13		)	
14	Respondent.	)	

15  
16 The Complainant, Robin L. Trujillo, a Deputy Real  
17 Estate Commissioner of the State of California, for cause of  
18 Accusation against TERESA MEJIA, alleges as follows:

19 I

20 The Complainant, Robin L. Trujillo, acting in her  
21 official capacity as a Deputy Real Estate Commissioner of the  
22 State of California, makes this Accusation against TERESA MEJIA.

23 II

24 TERESA MEJIA (hereinafter referred to as "Respondent")  
25 is presently licensed and/or has license rights under the Real  
26 Estate Law (Part 1 of Division 4 of the Business and Professions  
27 Code, hereinafter Code).

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

III

At all times herein mentioned, Respondent was licensed by the Department of Real Estate of the State of California as a real estate salesperson employed by real estate broker Abacus Mortgage.

IV

On or about June 7, 2008, for or in expectation of compensation, Respondent solicited and negotiated a re-finance loan on real property located at 13423 Loumont St., Whittier, California, for borrower Carolina Rodriguez.

V

Respondent violated Code Section 10145(c) by collecting advance fees from the borrower and failing to turn the funds over to her employing broker.

VI

Respondent's activities are acts requiring a real estate broker license under the provisions of Code Section 10131(d) and (e).

VII

The conduct of Respondent, as alleged above, subjects her real estate license and license rights to suspension or revocation pursuant to Sections 10177(f) and 10177(j) of the Code, and Section 10177(d) for violation of Code Sections 10130 and 10145(c).

///  
///  
///

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 respondent  
5 TERESA MEJIA under the Real Estate Law (Part 1 of Division 4 of  
6 the Business and Professions Code) and for such other and further  
7 relief as may be proper under other applicable provisions of law.

8 Dated at Los Angeles, California

9 this 13 day of January, 2009.

10  
11   
12 ROBIN L. TRUJILLO  
13 Deputy Real Estate Commissioner  
14  
15  
16  
17

18 cc: Teresa Mejia  
19 Robin L. Trujillo  
20 Sacto.  
21 Ray Bruce Penfield  
22  
23  
24  
25  
26  
27