



January 2012

A quick note to keep you current regarding events in our office, law and issues...

A NOTE FROM SHANNON:

As we close out 2011, it seems that in Northern California, the developers are getting restless, which is creating more activity in the real estate market. Over the last 90 days, we have received numerous inquiries and participated in a number of discussions with various owners, agents and developers regarding new development projects. We have noticed that developers have been investigating the purchase of land, purchasing lots and are starting to plan for future developments. We have not experienced this interest since 2007, which hopefully, indicates a brighter 2012 in the real estate industry.

On a personal note, in light of the holidays, I recently spent time at the Bay Area Crisis Nursery (“Nursery”). We are so thankful to our clients, friends of the firm and employees for donating over six barrels of toys to the Nursery. It is an incredible safe haven for children who are in stressful home situations. It is warming to see how safe, secure and happy they are at the Nursery. We are proud to support the Nursery and will continue our support in the future. In 2012, we have a number of fundraisers planned, including our DRE-sponsored Back to Basics class in August, the creation of Easter baskets in March, food drive in November and toy drive in December. Thank you for your support of this great cause.

SEMINARS:

Shannon B. Jones will be providing a legal update to the Legal Affairs Forum at the California Association of Realtors’ meetings in late January 2012.

Wednesday, February 1, 2012 from 9:00 a.m. to 12:00 p.m.: CCAR Risk Management Seminar at the Park Shadelands Civic Arts Center, 111 N. Wiget Lane in Walnut Creek, California. For more information contact Cherie Lilly at (925) 295-9207 or cherie@ccartoday.com. All clients are welcome to attend.

LEGAL UPDATES – Our website was recently updated to include the following:

- An article wherein a court holds that a plaintiff may not pursue injuries arising out of a “trivial” defect at the property.

- An article wherein a court upholds jury verdict in favor of a HOA arising out of the installation of solar panels.
- An article wherein a California Appellate Court upheld a foreclosure sale where the trustee incorrectly stated the opening bid.
- Question and Answer regarding a seller who signs transactional documents pursuant to an invalid power of attorney.
- An article wherein a court upholds easement to access landlocked lot.

A complete discussion of these matters can be found on our website, www.calrealestatelaw.com, under Legal Updates.

RECENT RESULTS –

Law firm obtains dismissal of wrongful foreclosure action. Shannon B. Jones Law Group recently successfully defended a broker and agent in a lawsuit filed in federal court by a borrower alleging that their property had been wrongfully foreclosed. The borrowers asserted claims against the real estate agent claiming that the agent was somehow involved in the wrongful foreclosure and had wrongfully discarded their personal possessions after the foreclosure. Our office filed a motion to dismiss. When faced with the motion to dismiss, the plaintiffs voluntarily dismissed the action without receiving any form of compensation. Shannon B. Jones and David M. Austin defended this action.

HOLIDAYS –

Shannon B. Jones will be on vacation and out of the office until January 13, 2012. In her absence, please contact the main number at (925) 837-2317.