

FLAG

FILED

OCT 16 2013

BUREAU OF REAL ESTATE

By Norma Simms

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

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)	No. H-37898 LA
)	
RAQUEL GUZMAN,)	
)	
Respondent.)	
)	
)	

ORDER SUSPENDING REAL ESTATE LICENSE

TO: Raquel Guzman
1148 E. Cedar St.
Oxnard, CA 93033

On December 11, 2012, a Stipulation and Agreement was filed by the Department of Real Estate (now the Bureau of Real Estate) regarding the Accusation against Raquel Guzman, in Case No. H-37898 LA. Among the terms and conditions of this Stipulation and Agreement, which became effective on December 31, 2012, was an order that:

"Respondent RAQUEL GUZMAN shall within six (6) months from the effective date of the Decision herein, take and pass the Professional Responsibility Examination administered by the Department including the payment of the appropriate examination fee. If Respondent RAQUEL GUZMAN fails to satisfy this condition,

1 the Commissioner may order suspension of Respondent
2 RAQUEL GUZMAN's license until Respondent passes the
3 examination."

4 The Commissioner has determined that, as of July 1,
5 2013, Respondent has failed to satisfy this condition.

6 NOW, THEREFORE, IT IS ORDERED that the real estate
7 salesperson license heretofore issued to Respondent and the
8 exercise of any privileges thereunder are hereby suspended
9 until such time as Respondent provides proof satisfactory to
10 the Bureau of compliance with the condition(s) referred to
11 above.

12 IT IS FURTHER ORDERED that all license certificates
13 and identification cards issued by Bureau which are in the
14 possession of Respondent be immediately surrendered by
15 personal delivery or by mailing in the enclosed, self-
16 addressed envelope to:

17 Bureau of Real Estate
18 Attn: Flag Section
19 P. O. Box 137013
20 Sacramento, CA 95818-7013

21 This Order shall be effective immediately.

22 DATED: SEPTEMBER 19, 2013.

23 Real Estate Commissioner

24 A handwritten signature in black ink, appearing to read 'JEFFREY MASON', is written over a horizontal line. The signature is stylized and somewhat illegible.

25 **By: JEFFREY MASON**
26 **Chief Deputy Commissioner**