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BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

VENTURA COUNTY REAL ESTATE INC,
doing business as California Investments
Realty, and NOE VILLANUEVA,
individually and as designated officer of
Ventura County Real Estate Inc,

Respondents.

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against VENTURA COUNTY REAL ESTATE INC, doing business as California Investments Realty, and NOE VILLANUEVA, individually and as designated officer of Ventura County Real Estate Inc, ("Respondents"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against VENTURA COUNTY REAL ESTATE INC and NOE VILLANUEVA.

Respondent VENTURA COUNTY REAL ESTATE INC, doing business as California Investments Realty ("VENTURA COUNTY REAL ESTATE"), presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a corporate real estate broker.

3.

Respondent NOE VILLANUEVA ("VILLANUEVA") presently has license rights as a real estate broker.

4.

Respondent VENTURA COUNTY REAL ESTATE is licensed by the Bureau of Real Estate as a corporate real estate broker by and through Respondent VILLANUEVA, as the designated officer and broker responsible, pursuant to Code section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of VENTURA COUNTY REAL ESTATE, or by VENTURA COUNTY REAL ESTATE'S officers, agents and employees.

FIRST CAUSE OF ACTION

(LACK OF GOOD STANDING FOR CORPORATION)

5.

Respondent VENTURA COUNTY REAL ESTATE has not been in good legal standing with the Office of the Secretary of State for the State of California since May 2, 2016, when VENTURA COUNTY REAL ESTATE'S status became "suspended" and remains suspended to date.

6.

This lack of good legal standing of Respondent VENTURA COUNTY REAL ESTATE with the Office of the Secretary of State for the State of California, as described in Paragraph 5 above, is in violation of Title 10, Chapter 6, California Code of Regulations, section 2742, and subjects its real estate license and license rights to suspension or revocation pursuant to Code sections 10177(d), 10177(f), and/or 10177(g).

SECOND CAUSE OF ACTION

(FAILURE TO SUPERVISE)

7.

The conduct, acts, or omissions of Respondent VILLANUEVA, as described in Paragraphs 5 and 6 above, in failing to ensure compliance of the Real Estate Law by Respondent VENTURA COUNTY REAL ESTATE, is in violation of Code section 10159.2, and subjects all the licenses and license rights of Respondent VILLANUEVA to suspension or revocation pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

8.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondents VENTURA COUNTY REAL ESTATE INC and NOE VILLANUEVA under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

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Dated at Los Angeles, California

Maria Suarez
Supervising Special Investigator

cc: VENTURA COUNTY REAL ESTATE INC
NOE VILLANUEVA
Maria Suarez
Sacto.