

FILED

JAN 13 2022

DEPT. OF REAL ESTATE

By 

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of

No. H-42200 LA

12
13 CARLOS NAVA;

14 MAJESTY ONE PROPERTIES, INC.; and

ACCUSATION

15 JULIO CESAR CARDENAS, individually and
16 as designated officer of Majesty One Properties,
17 Inc.,

18 Respondents.

19 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
20 State of California, for cause of Accusation against Respondents CARLOS NAVA aka Carlos
21 Nava, Jr. ("NAVA"), MAJESTY ONE PROPERTIES, INC. ("MOPI"), and JULIO CESAR
22 CARDENAS ("CARDENAS"), individually and as designated officer of Majesty One
23 Properties, Inc. (collectively "Respondents"), is informed and alleges as follows:

24 1.

25 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
26 State of California, makes this Accusation in her official capacity.

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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.

3.

A. NAVA: Respondent NAVA is presently licensed by the Department of Real Estate with a restricted real estate salesperson (license no. 01345553). NAVA was originally licensed with a restricted real estate salesperson on or about November 7, 2003.¹ (NAVA was not licensed with the Department of Real Estate in any capacity prior to on or about November 7, 2003.) NAVA’s license was suspended pursuant to California Family Code section 17520 on or about March 23, 2018 to April 1, 2019 and on or about March 22, 2019 to May 7, 2019. NAVA’s sponsoring brokers from March 6, 2017 onward are as follows:

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¹ NAVA was issued a restricted salesperson license pursuant to a Decision, DRE case no. H-30008 LA and OAH no. L2003040098, that adopted a Proposed Decision. The Decision denied NAVA’s application for a plenary salesperson license due, in part, to the following convictions:

- On January 12, 1993, Respondent was convicted of violating California Vehicle Code sections 23152(a), a felony; 20002(a), a misdemeanor; and 14601.2(a), a misdemeanor. The underlying facts involved driving under the influence with a suspended license.
- On May 8, 1996, Respondent was convicted of violating California Penal Code section 166(a)(4) (willful disobedience of a court order: to wit, child support), a misdemeanor.

The Decision also provided a restricted salesperson license be issued to NAVA if he met certain terms and conditions.

Sponsoring broker name	License number	Dates broker sponsored NAVA
Avance Real Estate, Inc.	01907375	March 6, 2017 to March 22, 2018; April 23, 2018 to July 1, 2018
Majesty One Properties, Inc. ("MOPI")	01841615	July 2, 2018 to March 21, 2019; June 24, 2019 to October 6, 2019
CH Market Center, Inc.	01885348	October 7, 2019 to May 14, 2020
Rancho Realty, Inc.	01527033	May 15, 2020 to August 12, 2020
Rock The Valley Holdings, Inc.	01979704	August 13, 2020 to February 28, 2021
Rancho Realty, Inc.	01527033	March 1, 2021 to present

B. MOPI: Respondent MOPI is presently licensed and/or has license rights issued by the Department of Real Estate as a real estate corporate broker (license no. 01841615). On or about May 7, 2008, MOPI was originally licensed as a corporate real estate broker, and has been so licensed since then. From on or about April 7, 2012 through the present, CARDENAS was and is the designated officer of MOPI. MOPI's fictitious business names have been "Century 21 King" from on or about May 7, 2008 to the present, "The Acevedo Team" from on or about August 22, 2014 to the present, and "Majesty One Escrow A Non-Independent Broker Escrow" from on or about May 19, 2016 to the present.

C. CARDENAS: Respondent CARDENAS is presently licensed and/or has license rights issued by the Department of Real Estate as a real estate broker (license no. 00950125) of MOPI. On or about June 20, 2008, CARDENAS was originally licensed as a real estate broker, and has been so licensed since then. From on or about January 28, 1987 to June 19, 2008, CARDENAS was licensed as a real estate salesperson. At no time has CARDENAS had a fictitious business name registered with the Department of Real Estate.

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1 4.

2 Whenever acts referred to below are attributed to NAVA, those acts are alleged
3 to have been done by NAVA, acting by herself, or by and/or through one or more agents,
4 associates, affiliates, and/or co-conspirators, including, but not limited to MOPI and
5 CARDENAS.

6 5.

7 Whenever acts referred to below are attributed to MOPI, those acts are alleged
8 to have been done by MOPI, acting by itself, or by and/or through one or more agents,
9 associates, affiliates, and/or co-conspirators, including but not limited to NAVA and
10 CARDENAS.

11 6.

12 Whenever acts referred to below are attributed to CARDENAS, those acts are
13 alleged to have been done by CARDENAS, acting by himself, or by and/or through one or
14 more agents, associates, affiliates, and/or co-conspirators, including but not limited to NAVA
15 and MOPI.

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17 (LICENSED ACTIVITIES WITHOUT A LICENSE: NAVA)

18 7.

19 Incorporated herein are Paragraphs 3 through 6, above.

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1 *February 19, 2019 Letters to NAVA, MOPI, and CARDENAS*

2 8.

3 A. On or about February 19, 2019, the Department of Real Estate mailed a
4 “30 DAY NOTICE OF INTENT TO SUSPEND” letter to NAVA to his address of record,
5 3703 Country Oaks Loop, Unit E, Ontario, CA 91761 (“NAVA’s Address of Record”).² The
6 letter states, “**30 DAY NOTICE OF INTENT TO SUSPEND,**” near the top in bold capital
7 letters. The body of the letter states, in part:

8 Please be advised that . . . on 03/22/2019, the Department of Real Estate
9 (DRE) will be required to suspend the above referenced real estate
10 Salesperson license(s). The action will be taken because your name
11 appears for a subsequent time on a certified list . . . of persons who are not
12 in compliance with a child support order . . .

13 B. On or about February 19, 2019, the Department of Real Estate mailed a
14 “30 DAY WARNING NOTICE” letter to MOPI and CARDENAS to their address of record,
15 8338 Day Creek Blvd., Ste. 101, Rancho Cucamonga, CA 91739 (“MOPI and CARDENAS’s
16 Address of Record”).³ The letter states, “**30 DAY WARNING NOTICE,**” near the top in bold
17 capital letters. The body of the letter states, in part:

18 Our records show that [NAVA] is currently in your employ.
19 On 02/9/2019, the above named individual [NAVA] was advised that
20 his/her license would be suspended on 03/22/2019, if compliance is not
21 achieved with a child support order under the provisions of Section 17520
22 [of the] Family Code.

23
24
25 ² This address was NAVA’s mailing address with the Department of Real Estate from on or
26 about April 24, 2018 to May 28, 2019.

27 ³ This address was MOPI’s main office address and mailing address with the Department of
Real Estate from on or about April 7, 2008 to the present, and CARDENAS’s main office
address from on or about June 20, 2008 to the present.

1 The Department of Real Estate (DRE) will suspend the above referenced
2 license [of NAVA] indefinitely effective 03/22/2019, unless a release
3 which demonstrates compliance . . . is obtained from the appropriate
4 Department of Child Support Services office(s).

5
6 *9th Ave. Property*

7 9.

8 On or about March 11, 2019, Anna R. signed a Residential Listing Agreement
9 with MOPI dba Century 21 King with NAVA as the representative to list her house at 837
10 North 9th Ave., Upland, CA 91736 (the "9th Ave. Property"). That same day, NAVA on
11 behalf of MOPI dba Century 21 King also signed this Residential Listing Agreement.

12 10.

13 On or about March 29, 2019, Ana T. through her real estate agent, Maria L.,
14 submitted an offer to purchase the 9th Ave. Property to NAVA. On or about April 14, 2019,
15 NAVA on behalf of his client, Anna P., accepted Ana T.'s offer for the 9th Ave. Property.

16 11.

17 On or about April 16, 2019, a commission of \$9,100 was paid to MOPI dba
18 Century 21, CARDENAS, and NAVA for the sale of the 9th Ave. Property.

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1 *Beechcraft Ave. Property*

2 12.

3 On or about March 12, 2019, Michael and Susan H. signed a Residential Listing
4 Agreement with MOPI dba Century 21 King with NAVA as the representative to list their
5 house at 6800 Beechcraft Ave., Fontana, CA 92336 (the “Beechcraft Ave. Property”). That
6 same day, NAVA on behalf of MOPI dba Century 21 King also signed this Residential Listing
7 Agreement.

8 13.

9 On or about March 25, 2019, Marisol C. through her real estate agent, Shelli C.,
10 submitted an offer to purchase the Beechcraft Ave. Property to NAVA. On or about March 25,
11 2019, NAVA on behalf of his clients, Michael and Susan H., accepted Marisol C.’s offer for
12 the Beechcraft Ave. Property.

13 14.

14 On or about March 25, 2019 or soon thereafter, a commission was paid to MOPI
15 dba Century 21, CARDENAS, and NAVA for the sale of the Beechcraft Ave. Property.

16
17 *Madrona Dr. Property*

18 15.

19 On or about March 25, 2019, NAVA on behalf of his clients, Franco D. and
20 Nora D., accepted Daniel C. and Ruby C.’s offer to purchase the property at 8219 Madrona Dr.,
21 Fontana, CA 92335 (the “Madrona Dr. Property”).

22 16.

23 On or about March 28, 2019, a commission of \$7,700 was paid to MOPI dba
24 Century 21, CARDENAS, and NAVA for the sale of the Madrona Dr. Property.

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1 *April 24, 2019 Letters to NAVA, MOPI, and CARDENAS*

2 17.

3 A. On or about April 24, 2019, the Department of Real Estate mailed a
4 “NOTICE OF SUSPENSION” letter to NAVA at NAVA’s Address of Record. The letter
5 states, “NOTICE OF SUSPENSION,” near the top in bold capital letters. The body of the
6 letter states, in part:

7 Effective 03/22/2019, your license has been suspended indefinitely, and as
8 of that date, you may no longer conduct real estate licensed activities.

9 Also, you may not collect commissions for any real estate activity that
10 requires a real estate license, if that activity occurs after 03/21/2019.

11 B. On or about April 24, 2019, the Department of Real Estate mailed a
12 letter to MOPI and CARDENAS at MOPI and CARDENAS’s Address of Record. The letter
13 states, in part:

14 Our records show that [NAVA] was in your employ on 03/22/2019.

15 . . .

16 The Department of Real Estate (DRE) suspended the above referenced
17 license [of NAVA] indefinitely effective 03/22/2019, because a release
18 which demonstrates compliance with the provisions of Section 17520 [of
19 the] Family Code obtained from the appropriate Department of Child
20 Support Services office(s) was not submitted by that office to DRE.

21 18.

22 The conduct, acts, and/or omissions of NAVA, as described above, constitute as
23 violations of the Real Estate Law and Regulations, and are cause for the suspension or
24 revocation of all real estate licenses and license rights of NAVA under the provisions of Code
25 sections 10130, 10137, 10176(a), 10177(d), and 10177(h).

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19.

The conduct, acts, and/or omissions of MOPI and CARDENAS, as described above, constitute as violations of the Real Estate Law and Regulations, and are cause for the suspension or revocation of all real estate licenses and license rights of MOPI and CARDENAS under the provisions of Code sections 10159.2, 10137, 10176(a), 10177(d), and 10177(h) and Regulations section 2725.

COSTS

20.

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the bureau, 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 investigation and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
4 Division 4 of the California Business and Professions Code) of Respondents CARLOS NAVA,
5 MAJESTY ONE PROPERTIES, INC., and JULIO CESAR CARDENAS, individually and as
6 designated officer of Majesty One Properties, Inc., for the cost of investigation and
7 enforcement as permitted by law, and for such other and further relief as may be proper under
8 applicable provisions of law.

9 Dated at San Diego, California: January 12, 2022.

11 *Veronica Kilpatrick*
12 _____
13 Veronica Kilpatrick
14 Supervising Special Investigator

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23 cc: Carlos Nava
24 Majesty One Properties, Inc.
25 Julio Cesar Cardenas
26 Rancho Realty, Inc.
27 Veronica Kilpatrick
Sacto.