BUREAU OF REAL ESTATE
1651 Exposition Blvd.
P. O. Box 137007
Sacramento, CA 95813-7007

Telephone: (916) 263-8670

FILED

FEB 18 2014

BUREAU OF REAL ESTATE

By B. Contreras

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: ANGELINA MARY CARMONA.	NO. H-2867 FR ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) has caused an investigation to be made of the activities of ANGELINA MARY CARMONA (CARMONA) dba CARMONA SERVICES (CS). Based on that investigation, the Commissioner has determined that CARMONA and CS have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) including acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Code Section 10131(b) (property management services). Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

FINDINGS OF FACT

1. CARMONA was licensed by the Bureau as a real estate salesperson between about June 26, 1996 and about July 17, 2008, when her salesperson license expired.

2. At no time herein mentioned has CS been licensed by the Bureau in any capacity.

3. During the periods of time set out below, CARMONA and CS negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a business opportunity; collect rents from real property, or improvements thereon, or from business opportunities.

4. Between about January 1, 2011 and September 1, 2011, CARMONA and CS solicited landlords and tenants to perform property management services and performed property management services for approximately 63 units consisting of 62 properties for about 25 owners; approximately $70,000 in trust funds were collected monthly and deposited into a bank account in Kingsburg, California, branch of Westamerica, without having first obtained a real estate broker licenses, in violation of Code Sections 10130 and 10131(b).

CONCLUSIONS OF LAW

5. Based on the Findings of Fact contained in Paragraphs 1 through 4, CARMONA and CS have performed and/or participated in property management activities which require a real estate license under Code Sections 10130 and 10131(b) during a period of time when neither CARMONA nor CS were licensed by the Bureau in any capacity.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, ANGELINA MARY CARMONA and CARMONA SERVICES, ARE HEREBY ORDERED to immediately Desist and Refrain from performing any acts within the State of California for

which a real estate broker license is required, and in particular, immediately Desist and Refrain from providing or participating in property management services for others and for compensation unless an appropriate license is issued by the Bureau.

DATED: NOVEMBER 27, 2013

Real Estate Commissioner

By: JEFFREY MASON
Chief Deputy Commissioner

- NOTICE -

Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000) . . ."