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BUREAU OF REAL ESTATE
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STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: DOMILE INVESTMENTS, INC., GRUPO EMPRESARIAL SAN JOAQUIN, RUBEN GERARDO CURIEL, and SERGIO CHAVEZ.	NO. H-2991 FR ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) has caused an investigation to be made of the activities of DOMILE INVESTMENTS, INC. (DII), GRUPO EMPRESARIAL SAN JOAQUIN (GESJ), RUBEN GERARDO CURIEL (CURIEL) and SERGIO CHAVEZ (CHAVEZ). Based on that investigation, the Commissioner has determined that DII, GESJ, CURIEL and CHAVEZ 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 real estate brokers in the State of California within the meaning of Section 10131(a) (property sale) of the Code. 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. At no time was DII licensed in any capacity by the Bureau.

2. At no time was GESJ licensed in any capacity by the Bureau.

3. At no time was CURIEL licensed in any capacity by the Bureau.

4. CHAVEZ was licensed by the Bureau from about September 6, 2005 until about August 29, 2011, when his license was revoked.

5. During the period of time set out below, DII, GESJ, CURIEL and CHAVEZ negotiated to do one or more of the following acts for another or others for compensation or in expectation of compensation: sold or offered to sell, bought or offered to buy, solicited prospective sellers or purchasers of, solicited or obtained listings of, or negotiated the purchase, sale or exchange of real property or a business opportunity.

6. Between at least about April 22, 2013 and at least about May 29, 2014, DII, GESJ, CURIEL and CHAVEZ, solicited property owners and purchasers through radio advertisements that aired on radio stations affiliated with Univision Communications, Inc., which advertisements offered assistance in "making your dreams come true" in the purchase of a home as low as $50,000.00, in violation of Sections 10130 and 10131(a) of the Code.

7. In about April 2013, DII, GESJ, CURIEL and CHAVEZ, solicited and collected cashier's checks in the amount of about $40,000.00 from Flor and Alberto H. (herein "Flor and Alberto"), towards the purchase of a home for their family, after they heard the aforementioned radio advertisements, described in Paragraph 6, above, in violation of Sections 10130 and 10131(a) of the Code. In fact, DII, GESJ, CURIEL and CHAVEZ never purchased a home for Flor and Alberto and never returned their $40,000.00.

8. On about December 6, 2013, DII, GESJ, CURIEL and CHAVEZ solicited and collected about $30,000.00 from Graciela P. (herein "Graciela") for the

purchase of a home after she heard the aforementioned radio advertisements, described in Paragraph 6, above, in violation of Sections 10130 and 10131(a) of the Code. In fact, DII, GESJ, CURIEL and CHAVEZ never purchased a home for Graciela and never returned her $30,000.00.

9. On about April 3, 2014, DII, GESJ, CURIEL and CHAVEZ solicited and collected about $500.00 from Ramiro Garcia M. (herein "Ramiro") after he heard the aforementioned radio advertisements, described in Paragraph 6, above, in order "to start the paperwork" for the purchase of a home for Ramiro, in violation of Sections 10130 and 10131(a) of the Code. In fact, DII, GESJ, CURIEL and CHAVEZ never purchased a home for Graciela and never returned his $500.00.

10. On about April 12, 2014, DII, GESJ, CURIEL and CHAVEZ collected $40,000.00 from Ramiro for the purchase of a home for Ramiro, in violation of Sections 10130 and 10131(a). In fact, DII, GESJ, CURIEL and CHAVEZ never purchased a home for Graciela and never returned his $40,000.00

CONCLUSIONS OF LAW

11. Based on the Findings of Fact contained in Paragraphs 1 through 10, DII, GESJ, CURIEL and CHAVEZ solicited owners and purchasers for property sales, which require a real estate broker license under Sections 10130 and 10131(a) of the Code, during a period of time when DII, GESJ, CURIEL and CHAVEZ were not licensed by the Bureau in any capacity.

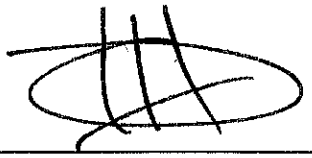
DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, DOMILE INVESTMENTS, INC., GRUPO EMPRESARIAL SAN JOAQUIN, RUBEN GERARDO CURIEL and SERGIO CHAVEZ 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 engaging in property sales or from collecting funds in connection with property sales for

others for compensation or in the expectation of compensation unless an appropriate license is issued by the Bureau.

DATED: DECEMBER 31, 2015

WAYNE S. BELL
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) . . ."

ATTY MFC/kc