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DEPARTMENT OF REAL SISTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

No. H-34644 LA

In the Matter of the Accusation of)

TU VIVIENDA REAL ESTATE INVESTMENTS, INC. and GILMER K. POZO, individually and as designated officer of Tu Vivienda Real Estate Investments, Inc.

Respondents.

ORDER SUSPENDING REAL ESTATE LICENSE

TU VIVIENDA REAL ESTATE INVESTMENTS, INC. and GILMER K. POZO 195 Masters Ave. 14916 Burbank Blvd. Riverside, CA 92507 Van Nuys, CA 91411

On April 15, 2009, TU VIVIENDA REAL ESTATE INVESTMENTS, INC. and GILMER K. POZ ("Respondents") entered into a Stipulation and Agreement with the Department of Real Estate ("Department"). The terms of the Agreement required Respondents to pay for the audit as set forth in the Real Estate Commissioner's Decision in Case No. H-34644 LA, effective July 16, 2009. The Commissioner has determined that Respondents have failed to satisfy this

condition by not paying for the total cost of the audit in the amount of \$8,874.

NOW, THEREFORE, IT IS ORDERED that the real estate broker licenses heretofore issued to Respondents and the exercise of any privileges thereunder are hereby suspended until such time as Respondents provide proof satisfactory to the Department of having paid for the audit referred to above or pending final determination made after hearing (see "Hearing Rights" set forth below) or until Respondents enter into an agreement satisfactory to the Commissioner to provide or payment.

IT IS FURTHER ORDERED that all license certificates and identification cards issued by the Department of Real Estate which are in the possession of Respondents be immediately surrendered by personal delivery or by mailing in the enclosed self-addressed envelope to:

DEPARTMENT OF REAL ESTATE Attention: Flag Section Post Office Box 187000 Sacramento, CA 95818-7000

HEARING RIGHTS: you have the right to a hearing to contest the Commissioner's determination that you are in violation of the condition that you pay for the audit. If you desire a hearing, you must submit a written request. The request may be in any form as long as it is in writing and indicates that you want a hearing. Unless a written request for a hearing, signed by or on behalf of you, is delivered or mailed to the Department at 320 West Fourth Street, Suite 350, Los Angeles, California 90013, within 20 days after the date that this Order

was mailed to or served on you, the Department will not be obligated or required to provide you with a hearing.

This Order shall be effective immediately.

DATED:

1/7/13

Real Estate Commissioner

by:

AWET P KIDANE

Chief Deputy Commissioner