# FILED

## JUL 2 4 2012

DEPARTMENT OF REAL ESTATE BY: Duralge alenin

No. H-37871 LA

## BEFORE THE DEPARTMENT OF REAL ESTATE

#### STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

GUARANTEED REAL ESTATE SOLUTIONS,

Respondent.

#### DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on March 29, 2012 and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

#### FINDINGS OF FACT

#### 1.

On January 31, 2012, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, and by regular mail to GUARANTEED REAL ESTATE SOLUTIONS' ("Respondent") last known mailing address on file with the Department on February 14, 2012. The mailings were returned to sender by the postal service no forwarding address.

On March 29, 2012, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein. Respondent is presently licensed and/or 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. Respondent was originally licensed as a broker on or about July 1, 2008.

3.

On or about January 3, 2011, the Franchise Tax Board of the State of California suspended Respondent's powers, rights and privileges pursuant to the provisions of the California Revenue and Taxation Code, and the entity's powers, rights and privileges remain forfeited to date.

### DETERMINATION OF ISSUES

1.

The conduct of Respondent, as alleged above, is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects its real estate licenses and license rights to suspension or revocation pursuant to Code Section 10177(d), 10177(g) and 10177(f).

#### 2.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

#### ORDER

The license and license rights of Respondent GUARANTEED REAL ESTATE SOLUTIONS under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

	This Decision shall become effective at 12 o'clock
noon on _	AUG 1 3 2012
	DATED: 7/13/2012
	Real Estate Commissioner
	Aller
	By WAYNE S. BELL

Whief Counsel

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3	(213) 576-6982	MAR 2 9 2012	
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8	BEFORE THE DEPARTMENT OF	F REAL ESTATE	
9	STATE OF CALIFORNIA		
10	* * *		
11	In the Matter of the Accusation of )	NO X-27071 TA	
12	GUARANTEED REAL ESTATE SOLUTIONS , )	· · · ·	
13		DEFAULT ORDER	
14	. )		
15 16	Respondent. )		
10	Pogpondent, Gittaparen-		
18	Respondent GUARANTEED REAL ESTATE SOLUTIONS, having		
19	failed to file a Notice of Defense within the time required		
20	by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the		
21	record in this matter.	ilt be entered on the	
22	IT IS SO ORDERED MArch 29 2012		
23		PATE COMMISSIONER	
24		ATE COMMISSIONER	
25	By: Alores Meek		
26	DOLORES WEEKS Regional Manager		
27		······	