

1 Bureau of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

**FILED**

JUL 02 2014

BUREAU OF REAL ESTATE

By 

8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) CalBRE No. H-37966 LA  
12 )  
13 ROSARIO MARIA HERNANDEZ and )  
14 CARLOS ANGEL GALVAN, )  
15 Respondents. )

16 ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

17 TO: CARLOS ANGEL GALVAN  
18 P.O. Box 60610  
19 Pasadena, CA 91116

20 On July 15, 2013, a restricted real estate salesperson  
21 license was issued by the Bureau of Real Estate ("Bureau") to  
22 Respondent on the terms, conditions and restrictions set forth  
23 in the Real Estate Commissioner's Order in Case No. H-37966 LA.  
24 This Order, which was filed on June 25, 2013, and became  
25 effective July 15, 2013, granted Respondent the right to the  
issuance of a restricted real estate salesperson license subject

1 to the provisions of Section 10156.7 of the California Business  
2 and Professions Code (hereinafter "Code") and to enumerated  
3 additional terms, conditions and restrictions imposed under  
4 authority of Section 10156.6 of said Code. Among those terms,  
5 conditions and restrictions, Respondent was required to:  
6 1) provide satisfactory proof of completion of 45 hours of  
7 approved continuing education courses within nine (9) months  
8 from the effective date of the Decision; and (2) within 11  
9 months from the effective date, Respondent was to provide proof  
10 of payments of \$2,500 to Rosa Perez and \$4,750 to Rosa Mendoza  
11 as restitution, and \$1063.25 to the Bureau for costs. The  
12 Commissioner has determined that as of June 15, 2014, Respondent  
13 has failed to satisfy one or more of these conditions and as  
14 such, is in violation of Section 10177(k) of the Code.

15 NOW, THEREFORE, IT IS ORDERED under authority of  
16 Section 10156.7 of the Business and Professions Code of the  
17 State of California that the restricted real estate salesperson  
18 license heretofore issued to Respondent and the exercise of any  
19 privileges thereunder is hereby suspended until such time as  
20 Respondent provides proof satisfactory to the Bureau of  
21 compliance with the conditions referred to above, or pending  
22 final determination made after hearing (see "Hearing Rights" set  
23 forth below).

24 IT IS FURTHER ORDERED that all license certificates  
25 and identification cards issued by Bureau which are in the

1 possession of Respondent be immediately surrendered by personal  
2 delivery or by mailing in the enclosed, self-addressed envelope  
3 to:

4 Bureau of Real Estate  
5 Attn: Licensing Flag Section  
6 PO BOX 137013  
7 SACRAMENTO, CA 95813-7013

8 HEARING RIGHTS: Pursuant to the provisions of Section  
9 10156.7 of the Business and Professions Code, you have the right  
10 to a hearing to contest the Commissioner's determination that  
11 you are in violation of Section 10177(k) of the Code. If you  
12 desire a hearing, you must submit a written request. The  
13 request may be in any form, as long as it is in writing and  
14 indicates that you want a hearing. Unless a written request for  
15 a hearing, signed by or on behalf of you, is delivered or mailed  
16 to the Bureau at 320 W. 4<sup>th</sup> Street, Room 350, Los Angeles,  
17 California 90013, within 20 days after the date that this Order  
18 was mailed to or served on you, the Bureau will not be obligated  
19 or required to provide you with a hearing.

20 This Order shall be effective immediately.

21 DATED: June 23, 2014.

22 REAL ESTATE COMMISSIONER

23 

24 By: JEFFREY MASON  
25 Chief Deputy Commissioner