

On September 24, 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.

2.

From July 15, 2005 through July 15, 2009, Respondent JULIAN MARK GOMEZ ("Respondent") was licensed by the Department as a real estate salesperson, License No. 01511740. Respondent's license has expired. The Department retains jurisdiction pursuant to Code Section 10103.

3.

In or around January, 2009, Respondent induced lender Sal C. to make several loans to prospective purchasers of real property. Respondent provided Sal C. with falsified notes secured by a deed of trust on real property. Based on Respondent's misrepresentations and promises, Sal C. provided the following amounts to Respondent for loans to borrowers:

Borrower	Amount	Date Note Due
Michael D.	\$15,000	Jan. 19, 2009
Evelyn C.	\$12,000	Jan. 28, 2009
David R and Lizette M.	\$30,000	June 25, 2009
Jose G.	\$35,000	August 28, 2009

4.

Respondent's representations to Sal C. were false and misleading and were known by Respondent to be false and misleading when made or were made by such Respondent with no reasonable grounds for believing said representations to be true, and/or said Respondent should have known at the time through the exercise of reasonable diligence that such representations were false and misleading. In truth and in fact: 1) Respondent forged the notes and deeds of trust that were provided to Sal C.; 2) Respondent absconded Sal C.'s funds and used the funds for his own personal benefit; and 3) Respondent stopped communicating with Sal C. after the notes became due.

DETERMINATION OF ISSUES

1.

Respondent's conduct, acts and/or omissions, as set forth above, constitute grounds for the suspension or revocation of the license and license rights of Respondent JULIAN MARK GOMEZ pursuant to Code Sections 10176(a) (making any substantial misrepresentation), 10176(b) (making any false promises of a character likely to influence, persuade or induce), and 10176(i) (conduct... which constitutes fraud or dishonest dealing).

2.

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

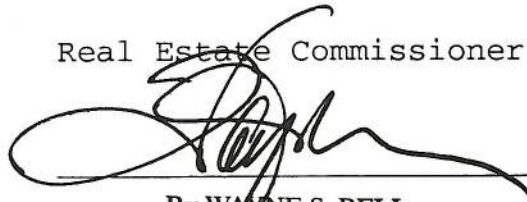
ORDER

The license and license rights of Respondent JULIAN MARK GOMEZ 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 January 2, 2013.

DATED: 11/13/2012 ^{AB}

Real Estate Commissioner



By WAYNE S. BELL
Chief Counsel

