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Juit 1	STEVE CHU, Counsel (SBN 238155) Department of Real Estate 320 West 4th Street, Suite 350
3	Los Angeles, California 90013-1105 OCT 1 6 2018
4	Telephone: (213) 620-6430 DEPT. OF REAL ESTATE   Fax: (213) 576-6917 By
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9	BEFORE THE DEPARTMENT OF REAL ESTATE
10	STATE OF CALIFORNIA
11	* * *
12	In the Matter of the Accusation of ) No. H-40977 LA
13	JANETTE PARRA, ) FIRST AMENDED
14	LUIS ALEJANDRO CAMPOS, ACCUSATION
15	OMG REALTY INC, ) LEADERSHIP GROUP INC, )
16	DONALD GRANT CHERRY, individually
10	and as designated officer of OMG Realty Inc ) and Leadership Group Inc, and ) LUIS RAUL SANCHEZ,
18	
19	Respondents.
20	This Accusation amends the Accusation filed on March 19, 2018. The
21	Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for
22	cause of Accusation against JANETTE PARRA, LUIS ALEJANDRO CAMPOS, OMG
23	REALTY INC, LEADERSHIP GROUP INC, doing business as LR Financial Consulting,
24	DONALD GRANT CHERRY, individually and as designated officer of OMG Realty Inc and
25	Leadership Group Inc, and LUIS RAUL SANCHEZ, ("Respondents"), is informed and alleges
26	as follows:
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2	The Complainant, Maria Suarez, acting in her official capacity as a Supervising
3	Special Investigator of the State of California, makes this Accusation against JANETTE
4	PARRA, LUIS ALEJANDRO CAMPOS, OMG REALTY INC, LEADERSHIP GROUP INC,
5	DONALD GRANT CHERRY, and LUIS RAUL SANCHEZ.
6	2.
7	All references to the "Code" are to the California Business and Professions Code
8	and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.
9	LICENSE HISTORY
10	3.
11	3(a) At all times mentioned, Respondent JANETTE PARRA ("PARRA")
12	was licensed and/or had license rights issued by the Department of Real Estate ("Department")
13	as a real estate salesperson. PARRA was originally licensed as a real estate salesperson on
14	May 25, 2011.
15	3(b) At all times mentioned, Respondent LUIS ALEJANDRO CAMPOS
16	("CAMPOS") was licensed and/or had license rights issued by the Department as a real estate
17	salesperson. CAMPOS was originally licensed as a real estate salesperson on June 23, 2011.
18	3(c) At all times mentioned, Respondent OMG REALTY INC was licensed
19	and/or had license rights issued by the Department as a corporate real estate broker. OMG
20	REALTY INC was originally licensed as a corporate real estate broker on December 10, 2007.
21	3(d) At all times mentioned, Respondent LEADERSHIP GROUP INC was
22	licensed and/or had license rights issued by the Department as a corporate real estate broker.
23	LEADERSHIP GROUP INC was originally licensed as a corporate real estate broker on
24	December 10, 2007.
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1	3(e) At all times mentioned, Respondent DONALD GRANT CHERRY
2	("CHERRY") was licensed and/or had license rights issued by the Department as a real estate
3	broker. CHERRY also has an individual mortgage loan originator license endorsement.
4	CHERRY was originally licensed as a real estate broker on June 23, 2001.
5	3(f) From December 10, 2007, through the present, Respondent OMG
6	REALTY INC has been licensed by the Department as a corporate real estate broker by and
7	through Respondent CHERRY, as the designated officer and broker responsible, pursuant to
8	Code section 10159.2, for supervising the activities requiring a real estate license conducted on
9	behalf of OMG REALTY INC, or by OMG REALTY INC's officers, agents and employees.
10	3(g) From December 10, 2007, through the present, Respondent
11	LEADERSHIP GROUP INC has been licensed by the Department as a corporate real estate
12	broker by and through Respondent CHERRY, as the designated officer and broker responsible,
13	pursuant to Code section 10159.2, for supervising the activities requiring a real estate license
14	conducted on behalf of LEADERSHIP GROUP INC, or by LEADERSHIP GROUP INC's
15	officers, agents and employees.
16	3(h) At all times mentioned, Respondent LUIS RAUL SANCHEZ
17	("SANCHEZ") was licensed and/or had license rights issued by the Department as a real estate
18	salesperson. SANCHEZ was originally licensed as a real estate salesperson on June 25, 2010.
19	3(i) From May 25, 2011, through December 17, 2015, Respondent PARRA
20	was affiliated with employing broker Respondent CHERRY. From December 18, 2015,
21	through the present, PARRA is affiliated with employing broker OMG REALTY INC.
22	RELATIONSHIPS AND AFFILIATIONS
23	4.
24	At all times mentioned, Respondents PARRA and CAMPOS are married as wife
25	and husband.
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	1	5.
	2	At all times mentioned, Respondents CAMPOS and SANCHEZ are owners of
	3	and have the authority to act on behalf of Respondent OMG REALTY INC, Respondent
	4	LEADERSHIP GROUP INC, and High Quality Investments LLC.
	5	PRIOR LICENSE DISCIPLINE
	6	6.
	7	
	8	In aggravation, on or about August 26, 2011, the Department of Real Estate filed an Accusation against Respondents LEADERSHIP GROUP INC, CHERRY, and SANCHEZ in
	9	Case No. H-37480 LA. On or about April 9, 2012, Respondents and the Department of Real
	10	
	11	Estate entered into a Stipulation and Agreement in Case No. H-37480 LA, effective on or about lune 14, 2012, where Respondents stipulated to the aster a local data in the set of the set o
	12	June 14, 2012, where Respondents stipulated to the acts and omissions in the Accusation as
	13	grounds for disciplinary action in that: LEADERSHIP GROUP INC violated Code
	14	sections 10130 (Performing Licensed Activity Without Real Estate License), 10137 (Prohibited
	15	Employment Or Compensation Of Unlicensed Person), 10161.8 (Failure To Notify
	16	Commissioner Of Employment Of Salesperson), and 10177(d) (Willfully Disregarded Or Violated The Real Estate Law) and Description of the Control of Control
	17	Violated The Real Estate Law) and Regulations section 2726 (No Written Agreement With
	18	Salesperson); CHERRY violated Code sections 10159.2 (Designated Officer Responsibility To
	19	Supervise) and 10177(h) (Failure To Supervise) and Regulations section 2725 (Broker
	20	Supervision); and SANCHEZ violated Code sections 10130 (Performing Licensed Activity
	20	Without Real Estate License) and 10177(d) (Willfully Disregarded Or Violated The Real Estate
	21	Law). Respondents' real estate licenses were suspended for 60 days, stayed upon certain terms
	23	and conditions.
	24	UNSUCCESSFUL SHORT SALE OF 1520 3RD ST
		7.
	25	On or about June 3, 2015, seller R. Rojas entered into a Residential Listing
	26	Agreement with broker Respondent OMG REALTY INC through salesperson Respondent
	27	PARRA to short sell real property at 1520 3rd St, Duarte, CA 91010 ("3rd St house").
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1	8.
2	On or about June 3, 2015, Respondent LEADERSHIP GROUP INC through
3	Respondent CAMPOS, as principal buyer, represented by broker Respondent OMG
4	REALTY INC through salesperson Respondent PARRA, submitted an offer to purchase the
5	3rd St house through a signed Residential Purchase Agreement. On or about June 3, 2015,
6	seller R. Rojas accepted the offer and signed the Residential Purchase Agreement.
7	9.
8	On or about August 3, 2015, Respondent PARRA submitted the Residential
9	Purchase Agreement from Respondents LEADERSHIP GROUP INC and CAMPOS to Wells
10	Fargo, N.A. ("Wells Fargo") for Wells Fargo's approval of a short sale for the 3rd St house.
11	10.
12	On or about April 8, 2016, High Quality Investments LLC, through Respondent
13	SANCHEZ, as principal buyer, represented by broker Respondent OMG REALTY INC through
14	salesperson Respondent PARRA, submitted an offer to purchase the 3rd St house through a
15	signed Residential Purchase Agreement.
16	11.
17	On or about April 11, 2016, Respondent PARRA submitted the Residential
18	Purchase Agreement from Respondent SANCHEZ and High Quality Investments LLC to Wells
19	Fargo for Wells Fargo's approval of a short sale for the 3rd St house.
20	12.
21	Respondents PARRA, CAMPOS, OMG REALTY INC, LEADERSHIP
22	GROUP INC, and SANCHEZ failed to disclose to Wells Fargo the fact that PARRA and
23	CAMPOS are married as wife and husband. PARRA, CAMPOS, OMG REALTY INC,
24	LEADERSHIP GROUP INC, and SANCHEZ also failed to disclose to Wells Fargo the fact
25	that CAMPOS and SANCHEZ are owners of OMG REALTY INC, LEADERSHIP
26	GROUP INC, and High Quality Investments LLC.
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1	13.
2	Respondent PARRA failed to include the real estate license numbers for herself
3	and Respondent OMG REALTY INC on some of the 3rd St house transaction documents,
4	including but not limited to the Residential Listing Agreement and the Residential Purchase
5	Agreements.
6	14.
7	Respondent PARRA failed to include the Short Sale Information And Advisory
8	at the time of preparation or signing of the Residential Listing Agreement and failed to include
9	the Short Sale Information And Advisory and Short Sale Addendum at the time of preparation
10	or signing of Residential Purchase Agreements for the 3rd St house.
11	COMPLETED SHORT SALE OF 1818 OTTERBEIN AVE
12	15.
13	On or about March 30, 2016, seller H. Palafox entered into a Residential Listing
14	Agreement with broker Respondent OMG REALTY INC through salesperson Respondent
15	PARRA to short sell real property at 1818 Otterbein Ave, Rowland Heights, CA 91748
16	("Otterbein house").
17	16.
18	On or about April 1, 2016, High Quality Investments LLC, through Respondent
19	CAMPOS, as principal buyer, represented by broker Respondent OMG REALTY INC through
20	salesperson Respondent PARRA, submitted an offer to purchase the Otterbein house.
21	17.
22	On or about April 1, 2016, seller H. Palafox signed a document acknowledging
23	that, "I am aware that Janette Parra of OMG Realty, Inc., is wife of Luis Campos. Additionally,
24	I am aware that Luis Campos is one of the owners of the following companies:
25	1. OMG Realty, Inc. 2. Leadership Group, Inc. 3. High Quality Insurance Solutions, Inc.
26	4. High Quality Investments, Inc."
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1	18.
2	On or about February 8, 2017, Respondents PARRA and CAMPOS signed a
3	document with the title "AFFIDAVIT OF 'ARM'S LENGTH TRANSACTION'" from Ocwen
4	Loan Servicing, LLC ("Ocwen") that provided, "This affidavit is to be executed before or at the
5	time closing of the sale of the Mortgaged Premises by all Borrower(s), purchaser(s), real estate
6	brokers representing any of the parties". PARRA and CAMPOS certified under the penalty of
7	perjury that: "(a) The sale of the Mortgaged Premises is an 'arm's length' transaction, between
8	parties who are unrelated and unaffiliated by family, marriage, or commercial enterprise", and
9	"(c) Neither the Borrower(s) nor the purchaser(s) will receive any funds or commissions from
10	the sale of the Mortgaged Premises."
11	19.
12	Respondents PARRA, CAMPOS, and OMG REALTY INC failed to disclose to
13	Ocwen the fact that PARRA and CAMPOS are married as wife and husband. PARRA,
14	CAMPOS, and OMG REALTY INC also failed to disclose to Ocwen the fact that CAMPOS is
15	an owner of OMG REALTY INC and High Quality Investments LLC.
16	20.
17	Respondent PARRA altered the dates on some of the Otterbein house
18	transaction documents, including but not limited to the Residential Listing Agreement and the
19	Short Sale Information And Advisory.
20	21.
21	Respondent PARRA failed to include the real estate license numbers for herself
22	and Respondent OMG REALTY INC on some of the Otterbein house transaction documents,
23	including but not limited to the Residential Purchase Agreement.
24	22.
25	Respondent PARRA failed to include the Short Sale Information And Advisory
26	at the time of preparation or signing of the Residential Purchase Agreement for the Otterbein
27	house.
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1	23.
2	On or about March 24, 2017, the Otterbein house transaction closed and High
3	Quality Investments LLC became the owner of the Otterbein house.
4	24.
5	On or about March 24, 2017, Respondent PARRA reviewed and initialed the
б	Otterbein house transaction documents.
7	25.
8	On or about March 24, 2017, the escrow company paid Respondent OMG
9	REALTY INC a commission for representing seller H. Palafox in the amount of \$10,700 and
10	another commission for representing buyer High Quality Investments LLC in the amount of
11	\$10,700, for a total of \$21,400 in commissions. On or about March 30, 2017, OMG
12	REALTY INC paid Respondent PARRA a commission for representing both seller H. Palafox
13	and buyer High Quality Investments LLC in the amount of \$9,750.
14	RECORDS PRODUCED INTO RESPONSE TO SUBPOENA
15	26.
16	On or about June 15, 2017, the Department conducted an investigation at the
17	main office of Respondent OMG REALTY INC and obtained some of the 3rd St house and the
18	Otterbein house transaction documents from OMG REALTY INC.
19	27.
20	On or about January 3, 2018, the Department served Respondents OMG
21	REALTY INC and CHERRY with subpoenas for the 3rd St house and the Otterbein house
22	transaction documents.
23	28.
24	On or about January 25, 2018, Respondents OMG REALTY INC and CHERRY
25	provided the Department with the 3rd St house and the Otterbein house transaction documents.
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1	29.
2	Respondents OMG REALTY INC, CHERRY, and PARRA altered the
3	Residential Listing Agreement and the Residential Purchase Agreements for the 3rd St house by
4	changing dates and adding the real estate license numbers for OMG REALTY INC and
5	PARRA. OMG REALTY INC, CHERRY, and PARRA altered the Residential Purchase
6	Agreement for the Otterbein house by adding the real estate license numbers for OMG
7	REALTY INC and PARRA. OMG REALTY INC and CHERRY submitted the altered
8	documents to the Department in response to the subpoenas.
9	FIRST CAUSE OF ACTION
10	SUBSTANTIAL MISREPRESENTATION, FAILURE TO DISCLOSE MATERIAL FACTS
11	30.
12	The conduct, acts, or omissions of Respondents PARRA, CAMPOS, OMG
13	REALTY INC, LEADERSHIP GROUP INC, and SANCHEZ, as described in Paragraphs 7
14	through 29 above, constitute cause for the suspension or revocation of all the licenses, license
15	rights, and license endorsements of Respondents under the provisions of Code
16	sections 10176(a), 10176(b), 10176(c), 10176(i), 10177(d), and/or 10177(j).
17	SECOND CAUSE OF ACTION
18	SECRET OR UNDISCLOSED AMOUNT OF COMMISSION OR PROFIT
19	31.
20	The conduct, acts, or omissions of Respondent CAMPOS as described in
21	Paragraphs 15 through 25 above, constitute the claiming or taking of any secret or undisclosed
22	amount of compensation, commission, or profit from the Otterbein house transaction through
23	his ownership of Respondent OMG REALTY INC and marriage to Respondent PARRA and
24	constitute cause for the suspension or revocation of all the licenses, license rights, and license
25	endorsements of Respondent under the provisions of Code section 10176(g).
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1	THIRD CAUSE OF ACTION
2	EMPLOYMENT OF SALESPERSON BY BROKER OTHER THAN BROKER OF RECORD
3	32.
4	The conduct, acts, or omissions of Respondents PARRA and OMG
5	REALTY INC as described in Paragraphs 7 through 9 above, are in violation of Code
6	sections 10137 and 10161.8, which constitute cause for the suspension or revocation of all the
7	licenses, license rights, and license endorsements of Respondents under the provisions of Code
8	sections 10137, 10177(d), and/or 10177(g).
9	FOURTH CAUSE OF ACTION
10	USE OF UNLICENSED FICTITIOUS BUSINESS NAME
11	33.
12	Respondents PARRA and OMG REALTY INC used the unlicensed fictitious
13	business name "OMG REALTY" in violation of Code section 10159.5 and Regulations
14	section 2731, which constitutes cause for the suspension or revocation of all the licenses,
15	license rights, and license endorsements of Respondents pursuant to the provisions of Code
16	sections 10177(d) and/or 10177(g).
17	FIFTH CAUSE OF ACTION
18	NEGLIGENCE OR INCOMPETENCE
19	34.
20	The conduct, acts, or omissions of Respondents PARRA, CAMPOS, OMG
21	REALTY INC, LEADERSHIP GROUP INC, and SANCHEZ as described in Paragraphs 7
22	through 29 above, constitute cause for the suspension or revocation of all the licenses, license
23	rights, and license endorsements of Respondents under the provisions of Code
24	section 10177(g).
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1	SIXTH CAUSE OF ACTION
2	FAILURE TO SUPERVISE
3	35.
4	The conduct, acts, or omissions of Respondent CHERRY, as described in
5	Paragraphs 7 through 34 above, in failing to ensure compliance of the Real Estate Law by
6	Respondents PARRA, CAMPOS, OMG REALTY INC, LEADERSHIP GROUP INC, and
7	SANCHEZ, is in violation of Code section 10159.2 and Regulations section 2725, and subjects
8	all the licenses, license rights, and license endorsements of Respondent to suspension or
9	revocation pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).
10	36.
11	Code section 10106 provides, in pertinent part, that in any order issued in
12	resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner
13	may request the administrative law judge to direct a licensee found to have committed a
14	violation of this part to pay a sum not to exceed the reasonable costs of the investigation and
15	enforcement of the case.
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WHEREFORE, Complainant prays that a hearing be conducted on the 1 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing 2 disciplinary action against all the licenses, license rights, and license endorsements of 3 Respondents JANETTE PARRA, LUIS ALEJANDRO CAMPOS, OMG REALTY INC, 4 LEADERSHIP GROUP INC, DONALD GRANT CHERRY, and LUIS RAUL SANCHEZ 5 under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, 6 and for such other and further relief as may be proper under other applicable provisions of law. 7 8 Dated at Los Angeles, California 9 this 15th day of Ottoler, 2018 10 11 12 aria Suarez 13 Supervising Special Investigator 14 15 cc: JANETTE PARRA 16 LUIS ALEJANDRO CAMPOS OMG REALTY INC 17 LEADERSHIP GROUP INC DONALD GRANT CHERRY 18 LUIS RAUL SANCHEZ 19 Maria Suarez Sacto. 20 21 22 23 24 25 26 27 First Amended Accusation of Janette Parra et al.