

FILED

JUL 28 2016

BUREAU OF REAL ESTATE

By B dew

1 TRULY SUGHRUE, Counsel
2 State Bar No. 223266
3 Bureau of Real Estate
4 P.O. Box 137007
5 Sacramento, CA 95813-7007

6 Telephone: (916) 263-8670
7 (916) 263-8676 (Direct)

8 Fax: (916) 263-3767

9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)

13 MANUEL ENRIQUE RUELAS,)

14 Respondent.)

No. H-3027 FR

ACCUSATION

15 The Complainant, BRENDA SMITH, a Supervising Special Investigator of the
16 State of California, for cause of Accusation against MANUEL ENRIQUE RUELAS
17 (Respondent), is informed and alleges as follows:

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19 The Complainant, BRENDA SMITH, a Supervising Special Investigator of the
20 State of California, makes this Accusation in her official capacity.

21 2

22 Respondent is presently licensed and/or has license rights under the Real Estate
23 Law, Part 1 of Division 4 of the Business and Professions Code (Code).

24 3

25 At all times mentioned, Respondent was and is licensed by the Bureau as a real
26 estate broker.

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1 4

2 On or about March 16, 2012, Respondent incorporated Lighthouse Realty Group
3 LTD. (Lighthouse) through the California Secretary of State. At no times mentioned was
4 Lighthouse licensed by the Bureau as a fictitious business name and/or real estate corporation.

5 5

6 At all times mentioned, Respondent engaged in the business of, acted in the
7 capacity of, advertised, or assumed to act as a real estate licensee, in the State of California,
8 within the meaning of Section 10131(a) of the Code, including the operation and conduct of a
9 real estate resale brokerage with the public wherein, on behalf of others, for compensation or in
10 expectation of compensation, Respondent sold and offered to sell, bought and offered to buy,
11 solicited prospective sellers and purchasers of, solicited and obtained listings of, and negotiated
12 the purchase and resale of real property.

13 6

14 On or about May 31, 2014, Respondent, using the unlicensed name Lighthouse,
15 entered into an agreement to represent sellers, Arturo and Carmen M. (sellers), in the sale of their
16 property located at 1628 Piazza Drive, Salinas, California. Sellers and Respondent, using the
17 unlicensed name Lighthouse, signed a Residential Listing Agreement (listing). The listing had
18 an expiration date of December 1, 2014.

19 7

20 On or about June 1, 2014, Respondent entered the listing described in Paragraph 6
21 into the Multiple Listing Service (MLS). The listing status was active with an expiration date of
22 January 31, 2015.

23 8

24 On or about January 25, 2015, Respondent, without sellers' knowledge or
25 approval, extended the expiration date of the listing in MLS to March 31, 2015.

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2 On or about March 9, 2015, Respondent, without sellers' knowledge or approval,
3 extended the expiration date of the listing in the MLS to April 30, 2015.

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5 On or about April 21, 2015, Respondent, without sellers' knowledge or approval,
6 extended the expiration date of the listing in the MLS to May 30, 2015.

7 11

8 On or about May 27, 2015, Respondent, without sellers' knowledge or approval,
9 extended the expiration date of the listing in the MLS to June 30, 2015.

10 12

11 On or about June 26, 2015, Respondent, without sellers' knowledge or approval,
12 extended the expiration date of the listing in the MLS to July 30, 2015.

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14 On or about July 22, 2015, Respondent, without sellers' knowledge or approval,
15 extended the expiration date of the listing in the MLS to September 30, 2015.

16 14

17 The acts and/or omissions of Respondent as alleged in the above constitute
18 grounds for the suspension or revocation of the licenses and license rights of Respondent under
19 Sections 10176(a), 10176(i), and/or 10177(g) of the Code.

20 15

21 Respondent's use of the unlicensed name, Lighthouse, constitute grounds for the
22 suspension or revocation of the licenses and license rights of Respondent under Section 10177(d)
23 of the Code in conjunction with Sections 10130 and/or 10159.5 of the Code and/or Section 2731
24 of Title 10 of the California Code of Regulations.

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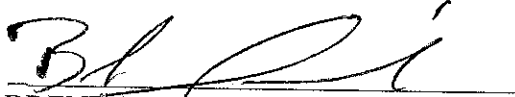
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3 COST RECOVERY

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5 Section 10106 of the Code provides, in pertinent part, that in any order issued in
6 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the
7 Administrative Law Judge to direct a licensee found to have committed a violation of this part to
8 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

9 WHEREFORE, Complainant prays that a hearing be conducted on the
10 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
11 discipline on all licenses and license rights of Respondents under the Real Estate Law (Part 1 of
12 Division 4 of the Business and Professions Code), for the cost of the investigation and
13 enforcement of this case as permitted by law, and for such other and further relief as may be
14 proper under the provisions of law.

15 
16 BREND A SMITH
17 Supervising Special Investigator

18 Dated at Fresno, California,
19 this 26 day of July, 2016

20 DISCOVERY DEMAND

21 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the Bureau of Real
22 Estate hereby makes demand for discovery pursuant to the guidelines set forth in the
23 *Administrative Procedure Act*. Failure to provide Discovery to the Bureau of Real Estate may
24 result in the exclusion of witnesses and documents at the hearing or other sanctions that the
25 Office of Administrative Hearings deems appropriate.
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