

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187000  
3 Sacramento, CA 95818-7000  
4 Telephone: (916) 227-0789

FILED  
JUL 05 2001

DEPARTMENT OF REAL ESTATE

By Shelly Ely

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: )  
12 LUIS GONZALEZ ) NO. H-3597 SAC  
13 )  
14 ) ORDER TO  
15 ) DESIST AND REFRAIN

15 The Real Estate Commissioner of the State of California  
16 (hereinafter "Commissioner") has caused an investigation to be  
17 made of your activities and based upon the findings herein below  
18 set forth, is of the opinion that you, LUIS GONZALEZ, have  
19 violated Section 10130 of the California Business and Professions  
20 Code (hereinafter Code) by engaging in the business of or acting  
21 as a real estate salesperson or broker, within the meaning of  
22 Sections 10130, 10131(a) and 10131(d) of the Code without first  
23 having obtained a real estate license from the California  
24 Department of Real Estate (hereinafter Department) and violated  
25 Section 10085.5 of the Code by collecting an advance fee for the  
26 performance of acts for which a real estate salesperson or broker  
27 license is required without first obtaining such a license.

1 I

2 At all times mentioned herein you were dba GONZALEZ &  
3 ASSOCIATES (hereinafter "ASSOCIATES").

4 II

5 At no time herein mentioned were you licensed by the  
6 Department as a real estate broker or salesperson.

7 III

8 From on or about December 1999, through the present,  
9 while you were doing business as GONZALEZ & ASSOCIATES and  
10 individually, you performed activities for which a real estate  
11 license is required, including but not limited to, soliciting or  
12 obtaining listings of, or negotiating the purchase, sale or  
13 exchange of real property or a business opportunity and  
14 soliciting borrowers or lenders for or negotiating loans or  
15 collecting payments or performing services for borrowers or  
16 lenders or note owners in connection with loans secured directly  
17 or collaterally by liens on real property or on a business  
18 opportunity. You performed said acts for, but not limited to,  
19 Fernando Sierra (hereinafter "Sierra"). In association with those  
20 acts you requested and obtained from Sierra a check in the amount  
21 of \$1,500 as an advance for your services as described  
22 immediately above. However, you were not licensed by the  
23 Department nor did you have an advance fee agreement on file with  
24 the Department.

25 IV

26 The acts described in Paragraph III above are acts  
27 requiring a real estate salesperson or broker license under the

1 provisions of Sections 10085.5, 10130, 10131(a) and 10131(d) of  
2 the Code.

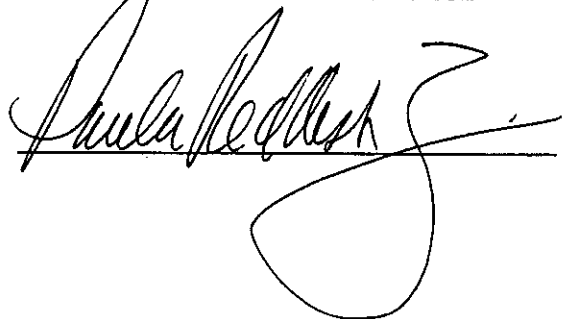
3 V

4 You, LUIS GONZALEZ, violated Sections 10085.5 and 10130  
5 of the Code by engaging in the activities described above in  
6 Paragraphs III and IV without first obtaining a real estate  
7 salesperson or broker license from the Department.

8 NOW THEREFORE, YOU, LUIS GONZALEZ, ARE HEREBY ORDERED  
9 TO DESIST AND REFRAIN from performing any and all acts for which  
10 a real estate license is required and collecting advance fees  
11 until such time as you obtain the required license from the  
12 Department.

13  
14 DATED: June 29, 2001

15  
16 PAULA REDDISH ZINNEMANN  
17 Real Estate Commissioner

18  
19   
20  
21

22 cc: LUIS GONZALEZ  
23 DBA-GONZALEZ & ASSOCIATES  
24 8788 Greenback Lane, Ste. 101  
25 Orangevale, CA 95662  
26

27 ATTY/DBS