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OCT 14 2015

BUREAU OF REAL ESTATE

By John Guil

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of)	No. H-04726 SD
DELCORP MANAGEMENT CO., INC.;)	
RAYMOND KEITH WILLIAMSON,)	
individually, and as designated officer)	
of Delcorp Management Co., Inc.; and)	
TRACY SCOTT DELBUONO,)	
Respondents.)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on September 17, 2015, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On May 22, 2015, Veronica Kilpatrick made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation,

Statement to Respondent, and Notice of Defense were mailed by regular mail and by certified mail, return receipt requested, to each Respondent at his/her/its address of record on June 17, 2015.

On September 17, 2015, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' default was entered herein.

2.

Respondent DELCORP MANAGEMENT CO., INC. ("DMCI") is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code") as a corporate real estate broker. Respondent was originally licensed as a corporate real estate broker by the Bureau of Real Estate ("Bureau") on or about March 5, 2008, with real estate broker Lynn Galligan as its designated officer. Beginning September 16, 2011, and continuing to the present, the designated officer of DMCI has been Respondent RAYMOND KEITH WILLIAMSON.

3.

Respondent RAYMOND KEITH WILLIAMSON ("WILLIAMSON") is presently licensed and/or has license rights under the Real Estate Law as a real estate broker. Respondent WILLIAMSON was originally licensed by the Bureau as a real estate broker on June 14, 1968, and his license is due to expire on June 5, 2016.

4.

Respondent TRACY SCOTT DELBUONO ("DELBUONO") is presently licensed and/or has license rights under the Real Estate Law as a real estate salesperson. Respondent DELBUONO was originally licensed by the Bureau as a real estate salesperson on October 27, 2008, and his license is due to expire on October 26, 2016.

5.

At all times herein mentioned, Respondents engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers in the State of California within the meaning of Code Section 10131(b). Their activities included acting for another or others in the management of rental real property.

6.

On or about May 30, 2014, the Bureau made a written request for documents to Respondent WILLIAMSON as part of an investigation to examine, audit, inspect and copy Respondents' books, records and accounts regarding Respondents' real estate transactions as part of a Bureau audit of DMCI and WILLIAMSON. Respondents DMCI and WILLIAMSON failed to retain the books, accounts, and records regarding any real estate transactions and refused to

make such records available to the Real Estate Commissioner's representative, to wit: the auditor, in violation of Code Section 10148.

7.

On or about February 23, 2013, homeowner Vivian B. entered into a property management agreement with Respondent DELBUONO as an agent for DMCI, for the management of rental property located in the city of Rancho Bernardo, California. Among other duties, Respondent DELBUONO agreed to collect rents for the location, hold all rents collected in a trust account, and forward the proceeds to the property owner, Vivian B., on a monthly basis.

8.

Respondent DELBUONO collected rental income from the above-referenced property from March 1, 2013 to December 31, 2013, but for the months September, 2013, and November, 2013, Respondent DELBUONO paid Vivian B. her rental proceeds using a cashier's check from DELBUONO's personal account, and not from the account of DMCI in violation of Code Section 10145. In December, 2013, Respondents DELBUONO and DMCI collected rental income from the above-referenced property management activities, but failed to pay any rental proceeds to the property owner. Respondents DELBUONO and DMCI currently owe proceeds to the property owner in excess of \$1,525.00.

9.

On or about July 2, 2012, the Franchise Tax Board of the State of California suspended the powers, rights and privileges of Respondent DMCI pursuant to the provisions of the California Revenue and Taxation Code. The corporate powers, rights and privileges of Respondent DMCI remain suspended to date.

10.

Based on the conduct alleged in paragraphs 6, 7, 8, and 9, above, Respondent WILLIAMSON failed to exercise reasonable supervision over the activities of DMCI and DELBUONO to ensure compliance with the Real Estate Laws and the Commissioner's Regulations in violation of Code Sections 10159.2, 10177(g), and 10177(h) and Regulation 2725.

11.

The conduct, acts and omissions of Respondents, as set forth above, are cause for the suspension or revocation of the license and license rights of Respondents pursuant to Code Sections 10176(e), 10177(d), 10177(f), and/or 10177(g) and, as to WILLIAMSON, Code Section 10177(h).

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DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondents exists pursuant to Business and Professions Code Sections 10176(e), 10177(d), 10177(f), and/or 10177(g), as well as Section 10177(h) with regards to Respondent WILLIAMSON.

2.

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

ORDER

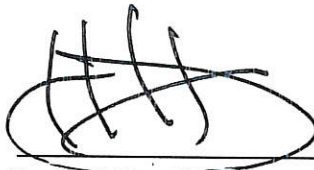
The license and license rights of Respondents, DELCORP MANAGEMENT CO., INC., RAYMOND KEITH WILLIAMSON, and TRACY SCOTT DELBUONO under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on

NOV 03 2015

DATED: OCTOBER 8, 2015

WAYNE S. BELL
Real Estate Commissioner



By: JEFFREY MASON
Chief Deputy Commissioner

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STATE OF CALIFORNIA

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In the Matter of the Accusation of)	No. H-04726 SD
DELCORP MANAGEMENT CO., INC.;)	
RAYMOND KEITH WILLIAMSON,)	<u>DEFAULT ORDER</u>
individually, and as designated officer)	
of Delcorp Management Co., Inc.; and)	
TRACY SCOTT DELBUONO,)	
Respondents.)	

Respondents, DELCORP MANAGEMENT CO., INC., RAYMOND KEITH WILLIAMSON, individually and as designated officer of Delcorp Management Co., Inc., and TRACY SCOTT DELBUONO, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, are now in default.

It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED SEPTEMBER 17, 2015.

Real Estate Commissioner

By: 
PHILLIP IHDE
Regional Manager