

FILED

JUN 08 2023

DEPT. OF REAL ESTATE

By [Redacted Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	No. H-05234 SD
	)	
MIGUEL ANGEL MANZANARES,	)	
individually and as designated officer of	)	
Flagship Real Estate Group,	)	
FLAGSHIP REAL ESTATE GROUP,	)	
CASA GRAN REAL ESTATE INC,	)	
doing business as Padre Mortgage,	)	
KATY MEYERS,	)	
individually and as designated officer of	)	
Casa Gran Real Estate Inc,	)	
BRIDGET ROSE MANZANARES,	)	
TERESA MARIE BECKETT,	)	
CHRISTINE ANN MEZA,	)	
CATHY VERONICA ALLCORN-DOWNING,	)	
<u>BIANCA RAQUEL MARQUEZ,</u>	)	
JULIE ANN ERWIN, and	)	
RUBEN ALBERTO MEZA,	)	
	)	
Respondents.	)	
	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On June 10, 2021, an Accusation was filed, and on January 12, 2022, a First Amended Accusation was filed in this matter against Respondent BIANCA RAQUEL MARQUEZ.

On April 24, 2023, Respondent BIANCA RAQUEL MARQUEZ petitioned the

1 On April 24, 2023, Respondent BIANCA RAQUEL MARQUEZ petitioned the  
2 Commissioner to voluntarily surrender her real estate salesperson license pursuant to  
3 Section 10100.2 of the Business and Professions Code.

4 IT IS HEREBY ORDERED that Respondent BIANCA RAQUEL MARQUEZ'S  
5 petition for voluntary surrender of her real estate salesperson license is accepted as of the  
6 effective date of this Order as set forth below, based upon the understanding and agreement  
7 expressed in Respondent BIANCA RAQUEL MARQUEZ'S Declaration dated April 24, 2023  
8 (attached as Exhibit "A" hereto). Respondent BIANCA RAQUEL MARQUEZ'S license  
9 certificate and pocket card shall be sent to the below listed address so that they reach the  
10 Department of Real Estate on or before the effective date of this Order:

11 Department of Real Estate  
12 Attn: Licensing Flag Section  
13 P.O. Box 137013  
Sacramento, CA 95813-7013

14 This Order shall become effective at 12 o'clock noon on 6/28/2023.

15 DATED: 6-1-23

16 DOUGLAS R. McCAULEY  
17 REAL ESTATE COMMISSIONER



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CHRISTINE ANN MEZA,	)	
CATHY VERONICA ALLCORN-DOWNING,	)	
<u>BIANCA RAQUEL MARQUEZ,</u>	)	
JULIE ANN ERWIN, and	)	
RUBEN ALBERTO MEZA,	)	
	)	
Respondents.	)	
	)	

My name is BIANCA RAQUEL MARQUEZ, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license(s). I am represented by William L. Miltner in this matter.

Declaration of Bianca Raquel Marquez

1 In lieu of proceeding in this matter in accordance with the provisions of the  
2 Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I  
3 wish to voluntarily surrender my real estate license issued by the Department of Real Estate  
4 (“Department”) pursuant to California Business and Professions Code section 10100.2.

5 I understand that by so voluntarily surrendering my license, I may be relicensed  
6 as a broker or as a salesperson, or issued a mortgage loan originator endorsement, only by  
7 petitioning for reinstatement pursuant to California Government Code section 11522. I also  
8 understand that by so voluntarily surrendering my license, I agree to the following:

9 1. The filing of this Declaration shall be deemed as my petition for voluntary  
10 surrender.

11 2. It shall also be deemed to be an understanding and agreement by me that I  
12 waive all rights I have to require the Commissioner to prove the allegations contained in the  
13 Accusation filed in this matter at a hearing held in accordance with the provisions of the  
14 Administrative Procedure Act (California Government Code sections 11400 et seq.), and that I  
15 also waive other rights afforded to me in connection with the hearing, such as the right to  
16 discovery, the right to present evidence in defense of the allegations in the Accusation and the  
17 right to cross-examine witnesses.

18 3. I further agree that upon acceptance by the Commissioner, as evidenced by an  
19 appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
20 matter prior to the Commissioner’s acceptance, and all allegations contained in the Accusation  
21 filed in the Department Case No. H-05234 SD, may be considered by the Department to be true  
22 and correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to  
23 California Government Code section 11522.

24 4. I freely and voluntarily surrender all my licenses and license rights under the  
25 Real Estate Law.

26 5. I cannot rescind my petition for voluntary surrender.  
27

Declaration of Bianca Raquel Marquez

1 rehabilitation, whether or not restitution has been made to any person who has suffered  
 2 monetary losses through "substantially related" acts or omissions of Respondent, whether or not  
 3 such persons are named in the investigation file in this case.

4 7. I can fax a copy of the signature page, as actually signed by me, of my  
 5 petition for voluntary surrender to the Department at fax number (213) 576-6917. I agree,  
 6 acknowledge and understand that by electronically sending to the Department a fax copy of my  
 7 actual signature as it appears on my petition for voluntary surrender, that receipt of the faxed  
 8 copy by the Department shall be as binding on me as if the Department had received the  
 9 original signed petition for voluntary surrender.

10 I declare under penalty of perjury under the laws of the State of California that  
 11 the above is true and correct and that this declaration was executed on  
 12 April 24<sup>th</sup>, 2023, at Encinitas, California.

13  
 14 DATED: 4/24/2023



15 **BLANCA RAQUEL MARQUEZ**  
 16 Respondent

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 Declaration of Blanca Raquel Marquez