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FILED

JUN 05 2012

DEPARTMENT OF REAL ESTATE

By *P. Jones*

BEFORE THE
DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

| | | |
|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-5525 SAC |
| |) | |
| RUBEN G. VENEGAS, |) | |
| |) | |
| Respondent. |) | |
| |) | |

ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE
(Professional Responsibility Examination)

TO: RUBEN G. VENEGAS ("Respondent"):

On September 7, 2011, a restricted real estate salesperson license was issued by the Department of Real Estate ("Department") to Respondent on the terms, conditions and restrictions set forth in the Real Estate Commissioner's ("Commissioner") Order effective September 7, 2011, in Case No. H-5525 SAC. This Order granted the right to the issuance of a restricted real estate salesperson license subject to the provisions of Section 10156.7 of the Business and Professions Code ("Code") of the State of California, and to enumerated additional terms, conditions and restrictions imposed under authority of Section 10156.6 of said Code. Among those terms and conditions, the Decision required Respondent to take and pass the

1 Professional Responsibility Examination (the condition) within six months after September 7,
2 2011, the effective date of the Decision, and provided that if Respondent failed to satisfy this
3 condition, the Commissioner may order suspension of the real estate salesperson license until
4 Respondent passes the examination.

5 To date, Respondent has failed to submit proof satisfactory to the Commissioner
6 of successfully passing the above-ordered examination. The Commissioner has determined that
7 Respondent has failed to satisfy this condition, and as such, that Respondent's license may be
8 suspended until Respondent satisfies this condition.

9 NOW, THEREFORE, IT IS ORDERED pursuant to the Order of September 7,
10 2011, that Respondent's restricted real estate salesperson license and the exercise of any
11 privileges thereunder be and hereby is suspended until such time as Respondent provides proof
12 satisfactory to the Commissioner of compliance with the condition referred to above, or pending
13 final determination made after hearing (see "Hearing Rights" set forth below).

14 IT IS FURTHER ORDERED that all license certificates and identification cards
15 issued by the Department of Real Estate which are in the possession of Respondent be
16 immediately surrendered by personal delivery or by mailing in the enclosed self-addressed,
17 stamped envelope:

18 DEPARTMENT OF REAL ESTATE

19 ATTN: Flag Section

20 P. O. Box 187000

21 Sacramento, CA 95818-7000

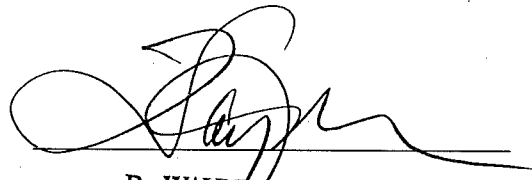
22
23 HEARING RIGHTS: You have the right to a hearing to contest the
24 Commissioner's determination that you are in compliance with this condition. If you desire a
25 hearing, you must submit a written request. The request may be in any form, as long as it is in
26 writing and indicates that you want a hearing. Unless a written request for a hearing, signed by
27 or on behalf of you, is delivered or mailed to the Department, Legal Section, at 2201 Broadway,

1 P. O. Box 187007, Sacramento, California 95818-7007, within twenty (20) days after the date
2 that this Order was mailed to or served on you, the Department will not be obligated or required
3 to provide you with a hearing.

4 This Order shall be effective immediately.

5 DATED: May 21, 2012

7 REAL ESTATE COMMISSIONER

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9 By WAYNE S. BELL
10 Chief Counsel

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