

FILED

MAY 15 2018

BUREAU OF REAL ESTATE

By *pdw*

1 RICHARD K. UNO, Counsel III (SBN 98275)
2 Bureau of Real Estate
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8672
5 (916) 263-3767 (Fax)
6 (916) 263-8679 (Direct)

7
8 **BEFORE THE BUREAU OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Accusation of)
12) NO. H-6686 SAC
13 EXP REALTY OF CALIFORNIA, INC.,)
14 RAMEY JOSEPH MARQUEZ,) ACCUSATION
15 SHAUNTAE NICOLE TEDTAOTAO,)
16 And VICKI L. HOUFF,)
17 Respondents.)

18 The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
19 of the State of California, for Accusation against Respondents EXP REALTY OF
20 CALIFORNIA, INC. (ERC), RAMEY JOSEPH MARQUEZ (MARQUEZ), SHAUNTAE
21 NICOLE TEDTAOTAO (TEDTAOTAO) and VICKI L. HOUFF (HOUFF), collectively
22 RESPONDENTS, is informed and alleges as follows:

23 1

24 The Complainant makes this Accusation against RESPONDENTS in her official
25 capacity.

26 2

27 At all times mentioned herein, ERC was and is presently licensed and/or has
license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and

///

1 Professions Code (the Code) by the licensed by the Bureau of Real Estate (Bureau) as a corporate
2 real estate broker.

3 3

4 At all times mentioned herein, MARQUEZ was licensed by the Bureau as a real
5 estate broker and as the Designated Officer of ERC.

6 4

7 At all times mentioned herein, TEDTAOTAO was licensed by the Bureau as a
8 real estate salesperson.

9 5

10 At all times mentioned herein, HOUFF was licensed by the Bureau as a real estate
11 salesperson.

12 6

13 At no time mentioned herein, was Dream Team Sells Homes, Inc. (DTSH), a
14 California Corporation, licensed by the Bureau as a corporate real estate broker.

15 7

16 At all times herein mentioned, MARQUEZ was licensed by the Bureau as the
17 designated broker/officer of ERC. As the designated broker/officer, MARQUEZ was
18 responsible, pursuant to Section 10159.2 of the Code, for the supervision of the activities of the
19 officers, agents, real estate licensees and employees of ERC for which a real estate license is
20 required.

21 8

22 RESPONDENTS engaged in the business of, acted in the capacity of, advertised
23 or assumed to act as a real estate broker in the State of California, within the meaning of Section
24 10131(a) of the Code, including the operation and conduct of a residential resale brokerage
25 wherein Respondent bought, sold, or offered to buy or sell, solicited or obtained listings of, and
26 negotiated the purchase, sale or exchange of real property or business opportunities, all for or in
27 expectation of compensation.

1 FIRST CAUSE OF ACTION

2 9

3 Complainant refers to Paragraphs 1 through 8 above, and incorporates the same,
4 herein.

5 10

6 On or about May 17, 2017, TEDTAOTAO and HOUFF registered a California
7 Corporation under the name Dream Team Sells Homes, In. (DTSH) with the Secretary of State.

8 11

9 From and since that time, TEDTAOTAO and HOUFF have advertised that DTSH
10 was their team name.

11 12

12 The activities of TEDTAOTAO and HOUFF, as described in Paragraphs 10 and
13 11, above, violate Sections 10159.6(c) (team name) and 10176(a) (substantial misrepresentation),
14 of the Code and are grounds for discipline under Sections 10176(a), 10177(d) (violate real estate
15 law) and 10177(g) (negligence/incompetence by licensee) of the Code.

16 SECOND CAUSE OF ACTION

17 13

18 Complainant refers to Paragraphs 1 through 12, above, and incorporates the same,
19 herein.

20 14

21 At all times mentioned herein, ERC salespersons operated a branch office at
22 Regus Suites on 915 Highland Pointe Drive, Roseville, California.

23 15

24 ERC failed to register the branch office described above, in Paragraph 14, with the
25 Bureau.

26 ///

27 ///

1 16

2 The activities ERC, as described in Paragraphs 14 and 15, above, violate Section
3 10163 of the Code and are grounds for discipline under Sections 10177(d) and 10177(g) of the
4 Code.

5 THIRD CAUSE OF ACTION

6 17

7 Complainant refers to Paragraph 1 through 16, above, and incorporates the same,
8 herein by reference.

9 18

10 At all times mentioned herein, several salesperson employed by ERC, including
11 TEDTAOTAO and HOUFF, used the name "exp realty" in their advertising materials on
12 websites.

13 19

14 RESPONDENTS failed to register the name "exp realty" with the Bureau as
15 required by Section 2731 of the Regulations.

16 20

17 The activities of RESPONDENTS, as described in Paragraphs 18 and 19, above,
18 violate Section 2731 of the Regulations, and are grounds for discipline under Section 10177(d)
19 and 10177(g) of the Code.

20 FOURTH CAUSE OF ACTION

21 21

22 Complainant refers to Paragraphs 1 through 20, above, and incorporates the same,
23 herein, by reference.

24 22

25 At all times herein above mentioned, MARQUEZ was responsible as the
26 designated officer for ERC, for the supervision and control of the activities conducted on behalf
27 of ERC's business by its employees. MARQUEZ failed to exercise reasonable supervision and

1 control over the real estate activities of ERC. In particular, MARQUEZ permitted, ratified
2 and/or caused the conduct described above, to occur, and failed to take reasonable steps,
3 including but not limited to handling of trust funds, supervision of employees, and the
4 implementation of policies, rules, and systems to ensure the compliance of the business with the
5 Real Estate Law and the Regulations.

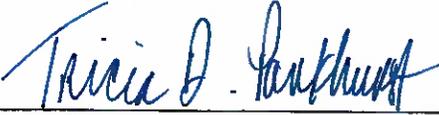
6 23

7 The above acts and/or omissions of MARQUEZ violate Section 10159.2
8 (responsibility/directing officer) of the Code and Section 2725 (broker supervision) of the
9 Regulations and constituted grounds for disciplinary action under the provisions of Section
10 10177(d) (willful disregard/violation of Real Estate Law) and 10177(h) (broker supervision) of
11 the Code.

12 24

13 Section 10106 of the Code provides, in pertinent part, that in any order issued
14 in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the
15 administrative law judge to direct a licensee found to have committed a violation of this part to
16 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

17 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
18 of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary
19 action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
20 Division 4 of the Business and Professions Code), for the cost of investigation, cost of
21 enforcement of this action, the cost of the audit, and for such other and further relief as may be
22 proper under other provisions of law.

23 

24 TRICIA D. PARKHURST
25 Supervising Special Investigator

26 Dated at Sacramento, California,
27 this 18th day of May, 2018.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

DISCOVERY DEMAND

The Bureau of Real Estate hereby requests discovery pursuant to Section 11507.6 of the California Government Code. Failure to provide discovery to the Bureau may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the Administrative Law Judge deems appropriate.