

**FILED**  
MAR - 6 2002  
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

*K. Mederhols*

\* \* \*

In the Matter of the Accusation of )  
 ) NO. H-29356 LA  
REANDRA REAL ESTATE CO., INC., )  
JONATHAN A. MORALES, and )  
OPHELIA C. MORALES, )  
 )  
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 February 19, 2002, 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 suspends or revokes one or more real estate licenses on the grounds of an entry of Final Judgment in a civil suit against Respondents based on fraud and misrepresentation involving transactions in which Respondents acted in a capacity for which real estate licenses were required.

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

FINDINGS OF FACT

I

On January 18, 2002, Maria Suarez 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 certified mail, to each Respondent's last known mailing address on file with the Department on January 18, 2002. All

mailings were returned to the Department by the U.S. Postal Service marked "Forwarding Order Expired."

II

On February 19, 2002, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' defaults were entered herein.

III

Respondents are presently licensed and/or have license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as follows: REANDRA REAL ESTATE CO., INC., is licensed as a corporate real estate broker, JONATHAN A. MORALES is licensed as a real estate broker and OPHELIA C. MORALES is licensed as a real estate salesperson. The licenses of all three parties were suspended on or about November 29, 2000, pursuant to Section 10475 of the Code based on payment made from the Real Estate Recovery Account in Case No. R-03757. Said licenses remain suspended.

IV

On or about June 14, 1999, in the Superior Court of the State of California, County of Los Angeles, in Case No. SC 042 612, Judgment by Court After Default was entered against Respondents. Said Judgment is, in part, based on findings of fraud and misrepresentation. Further, the Judgment against Respondents is based on transactions for which a real estate license was required.

V

The facts set forth above in Paragraph IV constitute cause under Section 10177.5 of the Code for the suspension or revocation of all licenses and license rights of REANDRA REAL ESTATE CO., INC., JONATHAN A. MORALES and OPHELIA C. MORALES under the Real Estate Law.

PRIOR DISCIPLINE

VIII

On or about March 1, 1989, a Desist and Refrain Order was issued against Respondent REANDRA REAL ESTATE CO., INC., in Case No. H-23619 LA. Said Order alleged that Respondent was in violation of Sections 2715, 2725, 2726, 2731 and 2830 of Title 10, Chapter 6, California Code of Regulations and Section 10148 of the Code.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondents exists pursuant to Business and Profession Code Section 10177.5.

II

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

ORDER

The licenses and license rights of Respondent REANDRA REAL ESTATE CO. INC., Respondent JONATHAN A. MORALES and Respondent OPHELIA C. MORALES 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 March 26, 2002.

DATED:

March 1, 2002

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner



1 Department of Real Estate  
2 320 West Fourth Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 (213) 576-6982

**FILED**  
FEB 19 2002  
DEPARTMENT OF REAL ESTATE

5  
6 By *K. Kuderholt*

7  
8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 In the Matter of the Accusation of ) No. H-29356 LA  
12 )  
13 REANDRA REAL ESTATE CO., INC., ) DEFAULT ORDER  
14 JONATHAN A. MORALES, and )  
15 OPHELIA C. MORALES, )  
16 Respondents. )

16 Respondents, REANDRA REAL ESTATE CO., INC., JONATHAN  
17 A. MORALES, and OPHELIA C. MORALES, having failed to file  
18 Notices of Defense within the time required by Section 11506 of  
19 the Government Code, are now in default. It is, therefore,  
20 ordered that a default be entered on the record in this matter.

21 IT IS SO ORDERED FEB 19 2002

22  
23 PAULA REDDISH ZINNEMANN  
24 Real Estate Commissioner

25 *Dolores Ramos*  
26 By: DOLORES RAMOS  
27 Regional Manager

*Handwritten initials/signature*

1 MARY E. WORK, Counsel  
SBN 175887  
2 Department of Real Estate  
320 West 4<sup>th</sup> Street, Suite 350  
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4 Telephone (213) 576-6982  
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6  
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**FILED**  
JAN 18 2002  
DEPARTMENT OF REAL ESTATE

By *K. W. K. K. K.*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-29356 LA
	)	
REANDRA REAL ESTATE CO., INC,	)	<u>ACCUSATION</u>
JONATHAN A. MORALES, and	)	
OPHELIA C. MORALES,	)	
Respondents.	)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against (hereinafter "Respondents"), is informed and alleges as follows:

I

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California Department of Real Estate (hereinafter "Department"), makes this Accusation in her official capacity.

II

At all times mentioned herein, Respondent REANDRA REAL ESTATE CO., INC., was and still is licensed as a corporate real estate broker by the Department.

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III

At all times mentioned herein, Respondent JONATHAN A. MORALES, was and still is licensed as a real estate broker by the Department. In addition, Respondent JONATHAN MORALES was the designated officer for Reandra Real Estate Co., Inc. at all times relevant herein pursuant to Business and Professions Code (hereinafter "Code") Section 10159.2.

IV

At all times mentioned herein, Respondent OPHELIA C. MORALES, was and still is licensed as a real estate salesperson by the Department.

V

On or about June 14, 1999, in the Superior Court of the State of California, County of Los Angeles, in case number SC 042 612, Judgment By Court After Default was entered against Respondents. Said Judgment is, in part, based on findings of fraud and misrepresentation. The Judgment against Respondents is based on transactions in which Respondents acted in a capacity for which a real estate license was required.

VI

The facts set forth above in paragraph V constitute cause under Section 10177.5 of the Code for suspension or revocation of all licenses and license rights of REANDRA REAL ESTATE CO., INC., JONATHAN A. MORALES, and OPHELIA C. MORALES under the Real Estate Law.

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PRIOR DISCIPLINE

VII

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2  
3 On or about March 1, 1989, Respondent REANDRA REAL  
4 ESTATE CO., INC., was issued a Desist and Refrain Order by the  
5 Department in Case No. H-23619 LA. Said Order found violations  
6 of Sections 2715, 2725, 2726, 2731 and 2830 of Title 10, Chapter  
7 6, California Code of Regulations and Section 10148 of the Code.

FACTS IN AGGRAVATION

VIII

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10 Further, on or about November 29, 2000, the licenses  
11 of JONATHAN A. MORALES, OPHELIA C. MORALES and REANDRA REAL  
12 ESTATE CO., INC., were suspended pursuant to Section 10475 of  
13 the Code based on payment made from the Real Estate Recovery  
14 Account in Case No. R-03757.

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

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25 MARIA SUAREZ  
Deputy Real Estate Commissioner

26 Dated at Los Angeles, California,  
this 18<sup>th</sup> day of January, 2002.

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cc: Reandra Real Estate Co., Inc.  
291 S. La Cienega Blvd., Ste. 304  
Beverly Hills, CA 90211

Jonathan A. Morales  
291 S. La Cienega Blvd., Ste. 304  
Beverly Hills, CA 90211

Ophelia C. Morales  
291 S. La Cienega Blvd., Ste. 304  
Beverly Hills, CA 90211

Sacto  
MS  
MB  
MW