

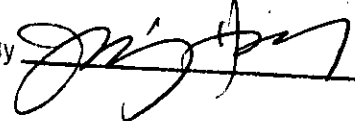
1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013-1105

4 Telephone (213) 576-6982

FILED
JAN 25 2002

DEPARTMENT OF REAL ESTATE

By



8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:

12 ENRIQUE MARTINEZ

NO. H-29375 LA

13) ORDER TO DESIST AND REFRAIN

14) (B & P Code § 10086)

15 The Real Estate Commissioner of the State of
16 California (hereinafter "Commissioner") has determined from the
17 findings set forth below that you have violated Section 10130 of
18 the Business and Professions Code (hereinafter "Code") by
19 engaging in the business of a real estate broker within the
20 State of California without a real estate broker license.

21 I

22 At no time herein mentioned, have you been licensed
23 by the Department of Real Estate of the State of California
24 (hereinafter "Department") as a real estate broker, nor are you
25 a real estate salesperson employed by a real estate broker.

26 ///

27 ///

1 II

2 During November 1999, for or in expectation of
3 compensation, you represented yourself to Claudio Alvarez as a
4 licensed real estate salesperson and acted on his behalf
5 regarding real property that he wanted to sell located at 2890
6 Artesia Blvd., Unit 18, Long Beach, California. You obtained the
7 signature of Mr. Alvarez on an "Exclusive Right to Sell"
8 Agreement for said property. In addition, without the knowledge
9 or authorization of Mr. Alvarez, you placed tenants in said
10 property.

11 III

12 During June of 2000, while representing that you were a
13 real estate broker and owner of Homelife Candor Realty, you
14 collected a deposit from Joanne Sttanzini in the amount of
15 \$20,000 and prepared an offer to purchase property located at
16 6623 Lucille Avenue, Bell, California on Ms. Sttanzini's behalf.

17 IV

18 Your acts, as described in Paragraphs II and III,
19 above, are acts requiring a real estate license under the
20 provision of Code Section 10131(a).

21 V

22 Your acts, as described in Paragraph II, are acts
23 requiring a real estate license under the provision of Code
24 Section 10131(b).

25 VI

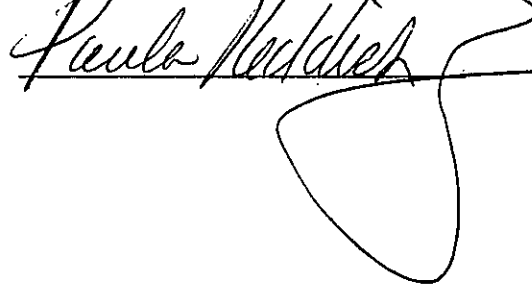
26 You violated Code Section 10130 by engaging in the
27 activities described in Paragraphs II and III, above, without

1 first obtaining a real estate license from the Department.

2 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
3 from performing any and all acts requiring a real estate license
4 in the State of California, until you obtain the required
5 license from the Department.

6
7 DATED: January 24, 2002.

8
9 PAULA REDDISH ZINNEMAN
Real Estate Commissioner

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19 cc: Enrique Martinez
20 8136 2nd Street, Suite 201
21 Downey, CA 90241
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26
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