

FILED
MAY 10 2005
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
ADVANTAGE REALTY & FINANCIAL)	No. H-31618 LA
SERVICES,)	
Respondent.)	

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 April 20, 2005, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On January 13, 2005, Janice Waddell 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 Respondent's last known mailing address on file with the Department on January 13, 2005 and signed for on January 14, 2005.

On April 20, 2005, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

2.

At all times relevant herein, Respondent ADVANTAGE REALTY & FINANCIAL SERVICES (hereinafter "Respondent") was licensed and/or had license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code"), as a corporate real estate broker. Respondent has been licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a corporate real estate broker since on or about December 21, 1995. Respondent's license expired on May 31, 2004. Respondent retains renewal rights until on or about May 31, 2006. At all times relevant herein, Respondent was authorized to act by and through Ray Monico Marquez as the designated officer and broker responsible, pursuant to the provisions of Code Section 10159.2 for the supervision and control of the activities conducted on behalf of Respondent by Respondent's officers and employees.

3.

On or about September 11, 1995, Respondent became incorporated under the laws of the State of California by filing its Articles of Incorporation (Corporate No. C1769817) with the Secretary of State.

4.

On or about July 18, 2002, pursuant to California Corporations Code Sections 2205 and 2206, Respondent's corporate powers, rights and privileges were suspended by the Secretary of State due to Respondent's failure to file required documents.

5.

On or about July 1, 2003, Respondent's corporate powers, rights and privileges were additionally suspended pursuant to Section 23302 of the California Revenue and Taxation Code for failure to pay taxes.

DETERMINATION OF ISSUES

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Section 10177(f) in conjunction with Regulation 2742 of Title 10, Chapter 6 of the California Code of Regulations.

2.

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

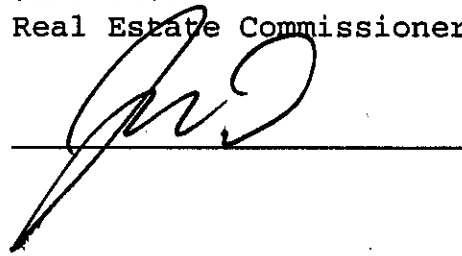
ORDER

The license and license rights of Respondent ADVANTAGE REALTY & FINANCIAL SERVICES 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 May 31, 2005.

DATED: 5-4-05

JEFF DAVI
Real Estate Commissioner

A handwritten signature in dark ink, appearing to read 'Jeff Davi', is written over a horizontal line.

FILED
APR 20 2005
DEPARTMENT OF REAL ESTATE

By Laura B. Chase

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	NO. H-31618 LA
ADVANTAGE REALTY & FINANCIAL)	<u>DEFAULT ORDER</u>
SERVICES,)	
)	
)	
Respondent.)	

Respondent ADVANTAGE REALTY & FINANCIAL SERVICES,
having failed to file a Notice of Defense within the time
required by Section 11506 of the Government Code, is now in
default. It is, therefore, ordered that a default be entered
on the record in this matter.

IT IS SO ORDERED April 19, 2005.

JEFF DAVI
Real Estate Commissioner

By: Dolores Weeks
DOLORES WEEKS
Regional Manager

*Sicko
Hay*

FILED
JAN 18 2005
DEPARTMENT OF REAL ESTATE

MARTHA J. ROSETT, Counsel (SBN 142072)
Department of Real Estate
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Los Angeles, CA 90013-1105

By Laura B. Olene

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	No. H-31618 LA
ADVANTAGE REALTY & FINANCIAL)	
SERVICES,)	<u>A C C U S A T I O N</u>
Respondent.)	

The Complainant, Janice Waddell, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against ADVANTAGE REALTY & FINANCIAL SERVICES, (hereinafter "Respondent") is informed and alleges as follows:

1.

The Complainant, Janice Waddell, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

At all times relevant herein, Respondent ADVANTAGE REALTY & FINANCIAL SERVICES, (hereinafter "Respondent"), was

1 licensed and/or had license rights under the Real Estate Law,
2 Part 1 of Division 4 of the California Business and Professions
3 Code (hereinafter "Code") as a corporate real estate broker.
4 Respondent has been licensed by the Department of Real Estate of
5 the State of California (hereinafter "Department") as a corporate
6 real estate broker since on or about December 21, 1995.
7 Respondent's license expired on May 31, 2004. Respondent retains
8 renewal rights until on or about May 31, 2006. At all times
9 relevant herein, Respondent was authorized to act by and through
10 Ray Monico Marquez as the designated officer and broker
11 responsible, pursuant to the provisions of Code Section 10159.2
12 for the supervision and control of the activities conducted on
13 behalf of Respondent by Respondent's officers and employees.

14 Discipline by Department of Corporations

15 3.

16 On or about September 11, 1995, Respondent became
17 incorporated under the laws of the State of California by filing
18 its Articles of Incorporation (Corporate No. C1769817) with the
19 Secretary of State.

20 4.

21 On or about July 18, 2002, pursuant to California
22 Corporations Code Sections 2205 and 2206, Respondent's corporate
23 powers, rights and privileges of were suspended by the Secretary
24 of State due to Respondent's failure to file required statements.

25 5.

26 On or about July 1, 2003, Respondent's corporate
27 powers, rights and privileges were additionally suspended

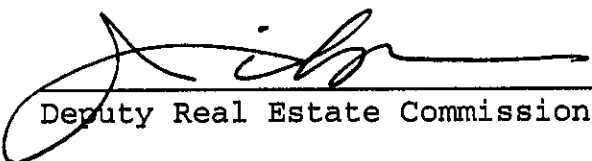
1 pursuant to Section 23302 of the California Revenue and Taxation
2 Code, for failure to pay taxes.

3 6.

4 The suspension of Respondent's status as a California
5 Corporation, as set forth above, constitutes grounds to
6 discipline Respondent's real estate license pursuant to Business
7 and Professions Code Section 10177(f) in conjunction with Section
8 2742, of Title 10, Chapter 6, California Code of Regulations.

9 WHEREFORE, the Complainant prays that a hearing be
10 conducted on the allegations of this Accusation and that upon
11 proof thereof, a decision be rendered imposing disciplinary
12 action against all licenses and/or license rights of Respondent
13 ADVANTAGE REALTY & FINANCIAL SERVICES under the Real Estate Law
14 and for such other and further relief as may be proper under
15 applicable provisions of law.

16 Dated at Los Angeles, California
17 this 12 day of January, 2005.

18
19
20 
21 Deputy Real Estate Commissioner
22

23 cc: Advantage Realty & Financial Services
24 Sacto.
25 Janice Waddell
26 PK
27