

**FILED**

FEB 25 2011

DEPARTMENT OF REAL ESTATE  
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-34624 LA
	)	
GREATEST SOUTHERN CALIFORNIA	)	
REALTY CORPORATION; and	)	
CIRO TRIFON ARAMAYO,	)	
individually and as designated	)	
officer of Greatest Southern	)	
California Realty Corporation,	)	
	)	
	)	
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 June 16, 2010, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION's and CIRO TRIFON ARAMAYO's express admissions; (2) affidavits; (3) Department Audit Report LA 060206; and (4) other evidence.

FACTUAL FINDINGS

1.

On August 13, 2007, 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, Notice of Defense, Provisions of

APA Relating to Discovery, Notice Concerning Costs of Audit and Copy of Section 10148 were mailed by certified mail to Respondents' last known mailing addresses on file with the Department on December 27, 2007, by regular mail on December 2, 2008, and by regular mail on December 16, 2008.

2.

On March 25, 2010, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondents GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION's and CIRO TRIFON ARAMAYO's default was entered herein.

3.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

#### LICENSE HISTORY

4.

A. At all times mentioned, GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION ("GSCRC") and CIRO TRIFON ARAMAYO ("ARAMAYO") were licensed or had license rights issued by the California Department of Real Estate ("Department") as real estate brokers.

B. At all times mentioned, GSCRC was licensed by the Department as a corporate real estate broker by and through ARAMAYO, as the designated officer and broker responsible, pursuant to Code Section 10159.2 for supervising the activities requiring a real estate license conducted on behalf of GSCRC by GSCRC's officers, agents and employees, including ARAMAYO. GSCRC was originally licensed on October 21, 2005.

C. At all times mentioned, ARAMAYO was licensed or had license rights issued by the Department as a real estate broker. ARAMAYO was originally licensed as a real estate broker on August 11, 1985. On October 21, 2005, ARAMAYO was licensed as the designated officer of GSCRC.

LICENSED ACTIVITIES AND BROKERAGE  
GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION

5.

At all times mentioned, in the City of Lynnwood, County of Los Angeles, GSCRC and ARAMAYO acted as real estate brokers conducting licensed activities within the meaning of Code Section 10131(a) by operating a residential resale brokerage.

AUDIT EXAMINATION  
GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION

6.

On June 26, 2007, the Department completed an audit examination of the books and records of GSCRC pertaining to the residential resale activities described in Finding 5, that require a real estate license. The audit examination covered a period of time beginning on January 1, 2005 to December 31, 2006. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report LA 060206 and the exhibits and workpapers attached to said audit report.

TRUST ACCOUNT

7.

At all times mentioned, in connection with the activities described in Finding 5, above, GSCRC accepted or received funds including funds in trust (hereinafter "trust funds") from or on behalf of actual or prospective parties to transactions handled by GSCRC including buyers and sellers. During the audit period, GSCRC did not maintain a trust account.

VIOLATIONS OF THE REAL ESTATE LAW

8.

In the course of activities described in Findings 5 and 7, above, and during the examination period described in Finding 6, Respondents GSCRC and ARAMAYO acted in violation of the Code and the Regulations in that they:

(a) Failed to place trust funds in the form of earnest money deposits, accepted on behalf of another into the hands of the owner of the funds, a neutral escrow depository or into a trust fund account in the name of the trustee, at a bank or other financial institution not later than three business days following receipt of the funds by the broker or by the broker's salesperson, as required by Code Section 10145 and Regulation 2832(d).

(b) Misrepresented that they held earnest money deposits from buyers Eddie Guerrero, David Herrera, and Eusebio Castaneda, in violation of Code Section 10176(a).

(c) Failed to maintain a signed broker salesperson agreement with salespersons Salinas and Castillo, in violation of Code Section 10161.8 and regulation 2726.

(d) Failed to maintain a control record in the form of a columnar record in chronological order of all "Trust Funds Received, Not Placed Broker's Trust Account", in violation of Code Section 10145 and Regulation 2831.

(e) Failed to notify the Department of their current mailing address or principal place of business, as required by Code Section 10162 and Regulation 2715.

#### NEGLIGENCE

9.

The overall conduct of Respondents GSCRC and ARAMAYO constitutes negligence or incompetence. This conduct and violation are cause for the suspension or revocation of the real estate license and license rights of said Respondents pursuant to Code Sections 10177(d) and/or 10177(g).

#### SUPERVISION AND COMPLIANCE

10.

The overall conduct of Respondent ARAMAYO constitutes a failure on his part, as officer designated by a corporate broker licensee, to exercise the reasonable supervision and control over the licensed activities of GSCRC as required by Code Section 10159.2, and to keep GSCRC in compliance with the Real Estate Law. This conduct, acts and omissions are cause for the suspension or revocation of the real estate license and

license rights of ARAMAYO, pursuant to the provisions of Code Sections 10177(d), 10177(g) and 10177(h).

DETERMINATION OF ISSUES

1.

The conduct of Respondents GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION and CIRO TRIFON ARAMAYO, as described in Finding 8, herein above, is in violation of Code Sections 10145, 10161.8 and 10162 and Regulations 2715, 2726, 2831 and 2832(d) and is cause for disciplinary action pursuant to Code Sections 10177(d), 10176(a) and 10177(g).

2.

The conduct of Respondents GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION and CIRO TRIFON ARAMAYO, as described in Finding 9, herein above, constitutes negligence or incompetence, and is cause for disciplinary action pursuant to Code Section 10177(g).

3.

The conduct of Respondent CIRO TRIFON ARAMAYO, as described in Finding 10, herein above, is in violation of Code Section 10159.2 and is cause for disciplinary action pursuant to Code Sections 10177(d), 10177(g) and 10177(h).

4.

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

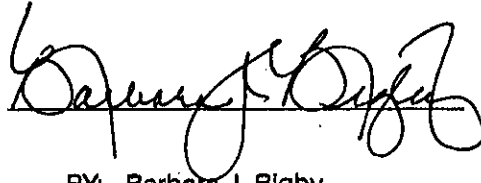
ORDER

The real estate broker license and license rights of Respondents GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION and CIRO TRIFON ARAMAYO, 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 17, 2011

DATED: 2/23, 2011

JEFF DAVI  
Real Estate Commissioner



BY: Barbara J. Bigby  
Chief Deputy Commissioner

1 Department of Real Estate  
2 320 West 4th Street, Ste. 350  
3 Los Angeles, California 90013-1105  
4 Telephone: (213) 576-6982 (office)

**FILED**

JUN 18 2010

DEPARTMENT OF REAL ESTATE  
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-34624 LA  
12 )  
13 GREATEST SOUTHERN CALIFORNIA )  
14 REALTY CORPORATION; and CIRO )  
15 TRIFON ARAMAYO, individually )  
and as designated officer of )  
Greatest Southern California )  
Realty Corporation, )  
Respondents. )

17 DEFAULT ORDER

18 Respondents GREATEST SOUTHERN CALIFORNIA REALTY  
19 CORPORATION and CIRO TRIFON ARAMAYO, having failed to file a  
20 Notice of Defense within the time required by Section 11506 of  
21 the Government Code, is now in default. It is, therefore,  
22 ordered that a default be entered on the record in this matter.

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IT IS SO ORDERED

June 16, 2010  
JEFF DAVIS

Real Estate Commissioner

Dolores Weeks

By: DOLORES WEEKS  
Regional Manager



1 ELLIOTT MAC LENNAN, (CSB#066674)  
2 Department of Real Estate  
3 320 West 4th Street, Ste. 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6911 (direct)  
6 -or- (213) 576-6982 (office)

**FILED**

DEC 27 2007

DEPARTMENT OF REAL ESTATE

BY: *H. J. ...*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )

No. H-34624 LA

12 GREATEST SOUTHERN CALIFORNIA )  
13 REALTY CORPORATION; and )  
14 CIRO TRIFON ARAMAYO, )  
15 individually and as designated )  
16 officer of Greatest Southern )  
17 California Realty Corporation, )

A C C U S A T I O N

18 Respondents. )

18 The Complainant, Maria Suarez, a Deputy Real Estate  
19 Commissioner of the State of California, for cause of Accusation  
20 against GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION and CIRO  
21 TRIFON ARAMAYO, individually and as designated officer of  
22 Greatest Southern California Realty Corporation, alleges as  
23 follows:

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1.

1 The Complainant, Maria Suarez, acting in her official  
2 capacity as a Deputy Real Estate Commissioner of the State of  
3 California, makes this Accusation against GREATEST SOUTHERN  
4 CALIFORNIA REALTY CORPORATION and CIRO TRIFON ARAMAYO.  
5

2.

6 All references to the "Code" are to the California  
7 Business and Professions Code and all references to "Regulations"  
8 are to Title 10, Chapter 6, California Code of Regulations.  
9

10 LICENSE HISTORY

3.

11 A. At all times mentioned, GREATEST SOUTHERN  
12 CALIFORNIA REALTY CORPORATION ("GSCRC") and CIRO TRIFON ARAMAYO  
13 ("ARAMAYO") were licensed or had license rights issued by the  
14 Department of Real Estate ("Department") as real estate brokers.  
15

16 B. At all times mentioned, GSCRC was licensed by the  
17 Department as a corporate real estate broker by and through  
18 ARAMAYO, as the designated officer and broker responsible,  
19 pursuant to Code Section 10159.2 for supervising the activities  
20 requiring a real estate license conducted on behalf GSCRC of by  
21 GSCRC's officers, agents and employees, including ARAMAYO. GSCRC  
22 was originally licensed on October 21, 2005.  
23

24 C. At all times mentioned, CIRO TRIFON ARAMAYO  
25 ("ARAMAYO") was licensed or had license rights issued by the  
26 Department as a real estate broker. On August 11, 1985, ARAMAYO  
27

1 was originally licensed as a real estate broker. On October 21,  
2 2005, ARAMAYO was licensed as the designated officer of GSCRC.

3 BROKERAGE.

4 GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION

5 4.

6 At all times mentioned, in the City of Lynnwood, County  
7 of Los Angeles, GSCRC and ARAMAYO acted as real estate brokers  
8 conducting licensed activities within the meaning of Code Section  
9 10131(a) by operating a residential resale brokerage.

10 AUDIT

11 GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION

12 5.

13 On June 26, 2007, the Department completed an audit  
14 examination of the books and records of GSCRC pertaining to the  
15 residential resale activities described in Paragraph 4, that  
16 require a real estate license. The audit examination covered a  
17 period of time beginning on January 1, 2005 to December 31, 2006.  
18 The audit examination revealed violations of the Code and the  
19 Regulations as set forth in the following paragraphs, and more  
20 fully discussed in Audit Report LA 060206 and the exhibits and  
21 workpapers attached to said audit report.

22 TRUST ACCOUNT

23 6.

24 During the audit period GSCRC did not maintain a trust  
25 account.  
26  
27

1 VIOLATIONS OF THE REAL ESTATE LAW

2 7.

3 In the course of activities described in Paragraphs 4  
4 and 6, above, and during the examination period described in  
5 Paragraph 5, Respondents GSCRC and ARAMAYO acted in violation of  
6 the Code and the Regulations in that they:

7 (a) Failed to place trust funds, including earnest  
8 money deposits for Eddie Guerrero, David Herrera, and Eusebio  
9 Castaneda, accepted on behalf of another into the hands of the  
10 owner of the funds, a neutral escrow depository or into a trust  
11 fund account in the name of the trustee at a bank or other  
12 financial institution not later than three business days  
13 following receipt of the funds by the broker or by the broker's  
14 salesperson, as required by Code Section 10145 and Regulation  
15 2832(d).  
16

17 (b) Misrepresented that they held earnest money  
18 deposits from buyers Eddie Guerrero, David Herrera, and Eusebio  
19 Castaneda, in violation of Code Section 10176(a).  
20

21 (c) Failed to maintain a signed broker salesperson  
22 agreement with salespersons Salinas and Castillo, in violation of  
23 Code Section 10161.8 and Regulation 2726.

24 (d) Failed to maintain a control record in the form of  
25 a columnar record in chronological order of all "Trust Funds  
26 Received, Not Placed Broker's Trust Account", in violation of  
27 Code Section 10145 and Regulation 2831. Earnest money deposits

1 received by Respondents and forwarded to escrow where not  
2 recorded.

3 (e) Failed to notify the Department of their current  
4 mailing address or principal place of business, as required by  
5 Code Section 10162 and Regulation 2715.

6 DISCIPLINE STATUTES AND REGULATIONS

7 8.

8 The conduct of Respondents GSCRC and ARAMAYO, described  
9 in Paragraph 7, above, violated the Code and the Regulations as  
10 set forth below:

11 PARAGRAPH

11 PROVISIONS VIOLATED

12  
13 7(a)

Code Section 10145 and Regulation  
14 2832(d)

15  
16 7(b)

Code Section 10176(a)

17  
18  
19 7(c)

Code Sections 10161.8 and  
20 Regulation 2726

21  
22 7(d)

Code Section 10145 and Regulation  
23 2831

24  
25  
26 7(e)

Code Section 10162 and Regulation  
27 2715

1 The foregoing violations constitute cause for the suspension or  
2 revocation of the real estate license and license rights of GSCRC  
3 and ARAMAYO, under the provisions of Code Sections 10176(a),  
4 10177(d) and/or 10177(g).

5  
6 NEGLIGENCE

7 9.

8 The overall conduct of Respondents GSCRC and ARAMAYO  
9 constitutes negligence or incompetence. This conduct and  
10 violation are cause for the suspension or revocation of the real  
11 estate license and license rights of said Respondents pursuant to  
12 Code Sections 10177(d) and/or 10177(g).

13 SUPERVISION AND COMPLIANCE

14 10.

15 The overall conduct of Respondent ARAMAYO constitutes a  
16 failure on his part, as officer designated by a corporate broker  
17 licensee, to exercise the reasonable supervision and control over  
18 the licensed activities of GSCRC as required by Code Section  
19 10159.2, and to keep GSCRC in compliance with the Real Estate  
20 Law, and is cause for the suspension or revocation of the real  
21 estate license and license rights of ARAMAYO pursuant to the  
22 provisions of Code Sections 10177(d), 10177(g) and 10177(h).

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1 WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against the license and license rights of Respondents  
5 GREATEST SOUTHERN CALIFORNIA REALTY CORPORATION and CIRO TRIFON  
6 ARAMAYO, individually and as designated officer of Greatest  
7 Southern California Realty Corporation, under the Real Estate Law  
8 (Part 1 of Division 4 of the Business and Professions Code) and  
9 for such other and further relief as may be proper under other  
10 applicable provisions of law.

11 Dated at Los Angeles, California

12 this

*13th* day of August 2007  


Deputy Real Estate Commissioner

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24  
25 cc: Greatest Southern California Realty Corporation  
26 c/o Ciro Trifon Aramayo D.O.  
27 Maria Suarez  
Sacto  
Audits - Robert S. Brody