

**FILED**

SEP - 9 2010

1 DEPARTMENT OF REAL ESTATE  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013  
4  
5  
6  
7  
8  
9  
10  
11 (213) 576-6982

DEPARTMENT OF REAL ESTATE  
BY: Jana B. Chen

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	)	
	)	NO. H-36801 LA
ANGELA VALENZUELA, d.b.a.	)	
Pacwest Investments & Realty and	)	ORDER TO DESIST AND
GODOFREDO OSEGURA.	)	REFRAIN
	)	(B&P Code Section 10086)
	)	

17 The Commissioner (Commissioner) of the California Department of Real Estate  
18 (Department) caused an investigation to be made of the activities of ANGELA VALENZUELA  
19 (VALENZUELA) and GODOFREDO OSEGURA (OSEGURA). Based on that investigation,  
20 the Commissioner has determined that VALENZUELA and OSEGURA have engaged in, are  
21 engaging in, or are attempting to engage in, acts or practices constituting violations of the  
22 California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of  
23 Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising  
24 or assuming to act as, real estate brokers in the State of California within the meaning of Section  
25 10131(a) (offering to buy, soliciting, or negotiating the prospective purchases of real property) of  
26 the Code. Furthermore, based on the investigation, the Commissioner hereby issues the

1 following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the  
2 authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to VALENZUELA or OSEGURA, those  
4 acts are alleged to have been done by VALENZUELA or OSEGURA, acting by themselves, or  
5 by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but  
6 not limited to VALENZUELA and OSEGURA.

7 FINDINGS OF FACT

8 1. VALENZUELA is not now, and has never been, licensed by the Department in any  
9 capacity.

10 2. On or about January 11, 2007, VALENZUELA registered a Fictitious Business Name  
11 Statement for a business named Pacwest Investment & Realty ("PACWEST") with the Riverside  
12 County Clerk. VALENZUELA identified herself as the individual owner of PACWEST.

13 3. OSEGURA is not now, and has never been, licensed by the Department in any  
14 capacity.

15 4. In or about April 2008, OSEGURA solicited Maria Alvarez ("Alvarez") on behalf of  
16 PACWEST to purchase a property located at 22322 Violeta Avenue, Hawaiian Gardens, CA,  
17 90716 ("property"). On or about April 28, 2008, VALENZUELA drafted the purchase offer for  
18 the property and provided Alvarez with a business card identifying VALENZUELA as a Broker  
19 Associate for PACWEST.

20 5. On or about May 6, 2008, escrow was opened for the property.

21 6. On or about June 2, 2008, Alvarez provided a \$2,000 check to the escrow company.  
22 Alvarez was subsequently unable to obtain a loan to purchase the property and escrow was  
23 cancelled.

24 CONCLUSIONS OF LAW

25 7. Based on the findings of fact contained in paragraphs 1 through 6, VALENZUELA  
26 and OSEGURA, acting by themselves, or by and/or through one or more agents, associates,  
27 affiliates, and/or co-conspirators, solicited prospective purchasers and attempted to negotiate the

1 purchase of real property, which acts require a real estate broker license under Section 10131(a)  
2 of the Code, during a period of time when VALENZUELA and OSEGURA were not licensed by  
3 the Department as real estate brokers, in violation of Section 10130 of the Code.

4 DESIST AND REFRAIN ORDER

5  
6 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is  
7 hereby ordered that ANGELA VALENZUELA and GODOFREDO OSEGURA, whether doing  
8 business under their own names, or any other names, ARE HEREBY ORDERED to  
9 immediately desist and refrain from performing any acts within the State of California for which  
10 a real estate broker license is required, unless or until they are properly licensed by the  
11 Department.

12  
13 DATED: 6/28/10

14 JEFF DAVI  
15 Real Estate Commissioner

16  
17 By   
18 BY Barbara J. Bigby  
19 Chief Deputy Commissioner

20 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
21 real estate broker or real estate salesperson without a license or who advertises using words  
22 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
23 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
24 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
25 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
26 (\$60,000)."

27  
cc: ANGELA VALENZUELA, d.b.a. Pacwest Investments & Realty  
GODOFREDO OSEGURA  
34940 Middlecoff  
Beaumont, CA 92227

TO: FLAG SECTION, SACTO.

FROM: LA LEGAL

RE: DESIST AND REFRAIN ORDER

GODOFREDO OSEGUERA

FILE NO. H-36801 LA

DATED FILED: September 09, 2010

LICENSED

NO RECORD

**GODOFREDO OSEGUERA**