

**FILED**

BEFORE THE DEPARTMENT OF REAL ESTATE SEP 02 2011

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

BY: 

\* \* \* \*

In the Matter of the Accusation of )  
 )  
WALTER L. DOMINGUEZ and )  
ALLAN ORAROLA, )  
Respondents. )  
\_\_\_\_\_ )

No. H-36959 LA

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 15, 2011, 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.

This Decision revokes a real estate license on grounds of operating an unlicensed entity and participating in unlicensed activities.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondents.

FINDINGS OF FACT

I

On December 2, 2010, 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 Respondent WALTER L. DOMINGUEZ' ("Respondent")

last known mailing addresses on file with the Department on December 7, 2010. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by regular mail, to Respondents' last known mailing addresses on file with the Department on January 12, 2011.

On August 3, 2011, 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.

## II

Respondent DOMINGUEZ is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code (hereinafter "Code") as a real estate salesperson.

## III

Respondent was operating Doctores Financieros, which is not now and has never been licensed by the Department in any capacity. Respondent engaged in activities requiring a real estate license pursuant to Code Section 10131 and 10131.2. When he was not employed by a licensed real estate broker, on or about January 17, 2009, Respondent offered loan negotiations for an advanced fee of \$2,500 to Carlos and Patricia Garcia.

## DETERMINATION OF ISSUES

### I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10085, 10130, 10177(d) and 10177(g).

### II

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

///

///

ORDER

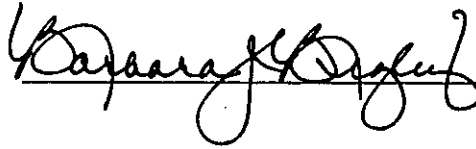
The licenses and license rights of Respondent WALTER L. DOMINGUEZ under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon ~~SEP 22 2011~~

DATED: \_\_\_\_\_

8/25/11

BARBARA J. BIGBY  
Acting 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**

AUG 03 2011

DEPARTMENT OF REAL ESTATE

BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \*


11  
12 In the Matter of the Accusation of )  
13 ) NO. H-36959 LA  
14 WALTER L. DOMINGUEZ and )  
15 ALLAN OTAROLA, ) DEFAULT ORDER  
16 )  
17 Respondent(s). )  
18 )

19 Respondents, WALTER L. DOMINGUEZ, having failed to  
20 file a Notice of Defense within the time required by Section  
21 11506 of the Government Code, is now in default. It is,  
22 therefore, ordered that a default be entered on the record in  
23 this matter.

24 IT IS SO ORDERED

August 3, 2011

25 Barbara J. Bigby  
26 Acting Real Estate Commissioner



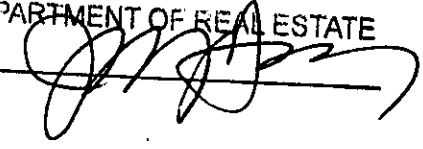
27 By: Dolores Weeks  
Regional Manager

7206

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**FILED**

AUG 02 2011

DEPARTMENT OF REAL ESTATE  
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-36959 LA  
)  
WALTER L. DOMINGUEZ and )  
ALLAN OTAROLA, )  
)  
Respondents. )

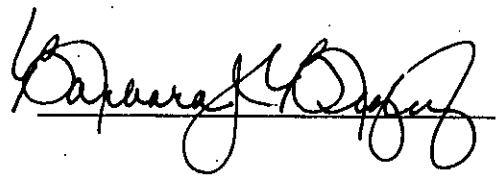
DISMISSAL

Respondent OTAROLA was licensed as a conditional real estate salesperson on June 7, 2007. On June 6, 2011, Respondent OTAROLA's license expired without renewal rights, pursuant to Business and Professions Code Section 10153.4.

The Accusation herein filed on December 7, 2010, against Respondent, ALLAN OTAROLA, is DISMISSED.

IT IS SO ORDERED this 28<sup>th</sup> day of July, 2011.

Barbara J. Bigby  
Acting Real Estate Commissioner



1 JULIE L. TO, State Bar No. 219482  
Department of Real Estate  
2 320 West Fourth Street, Ste. 350  
Los Angeles, California 90013

3 Telephone: (213) 576-6982  
4 (Direct) (213) 576-6916

**FILED**

DEC 07 2010

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \* \*

In the Matter of the Accusation

No. H-36959 LA

WALTER L. DOMINGUEZ and )  
ALLAN OTAROLA, )  
Respondents. )

A C C U S A T I O N

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, for cause of Accusation  
against WALTER L. DOMINGUEZ ("DOMINGUEZ") and ALLAN OTAROLA  
("OTAROLA") is informed and alleges as follows:

1.

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

///

///

Licensees

2.

Respondent DOMINGUEZ is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a real estate salesperson. Respondent DOMINGUEZ was first licensed as a real estate salesperson on June 26, 1991. Respondent's license expired on February 5, 2010. Respondent DOMINGUEZ has renewal rights under Code Section 10201. The Department of Real Estate ("Department") retains jurisdiction pursuant to Code Section 10103. Respondent DOMINGUEZ presently has no listed employing broker. At the time of the transaction, Respondent DOMINGUEZ listed REC Universal Executive Group as his employing broker.

3.

Respondent OTAROLA is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a conditional real estate salesperson. Respondent OTAROLA was first licensed as a real estate salesperson on June 7, 2007. Respondent OTAROLA's conditional salesperson license required proof of completion of the educational requirements pursuant to Section 10153.4 of the Code. Because Respondent OTAROLA failed to provide such proof, his license was conditionally suspended on December 8, 2008. Respondent's license will expire on June 6, 2011 without renewal rights if Respondent OTAROLA fails to

1 complete the required educational courses. The Department of  
2 Real Estate("Department") retains jurisdiction over a lapsed  
3 license pursuant to Code Section 10103. Respondent OTAROLA has  
4 no listed employing broker.

5  
6 Unlicensed Entity

7 4.

8 Doctores Financieros ("DF") is not now, and has never  
9 been, licensed by the Department in any capacity. DF is not a  
10 registered corporation incorporated under the laws of the State  
11 of California. Two Fictitious Business Name Statements were  
12 filed with the County of San Bernardino Auditor-Controllers  
13 Office under the name DF on September 15, 2008 and October 21,  
14 2008. The certificate filed September 15, 2008 (Certificate No.  
15 20080013110, expiration September 15, 2013) lists DF as a limited  
16 partnership owned by Respondent OTAROLA and Genoveva Dominguez  
17 ("G. Dominguez"). The certificate filed October 21, 2008  
18 (Certificate No. 20080014817, expiration October 21, 2013) lists  
19 DF as an individual business owned by Respondent OTAROLA.  
20

21  
22 Unlicensed Activity: Carlos and Patricia G. Transaction

23 5.

24 At all times mentioned herein, in the State of  
25 California, Respondents DOMINGUEZ and OTAROLA engaged in the  
26 performance of activities requiring a real estate license  
27 pursuant to Code Section 10131 and 10131.2. Said activities



1 require that they be employed by a real estate broker and that  
2 they be acting under the supervision and control of a real estate  
3 broker to whom they are licensed. Respondents DOMINGUEZ and  
4 OTAROLA's acts set forth below were carried out without the  
5 knowledge and supervision of any listed employing brokers.  
6 Respondents DOMINGUEZ and OTAROLA engaged in the business of  
7 claiming, demanding, charging, receiving, collecting or  
8 contracting for the collection of advance fees, within the  
9 meaning of Code Section 10026, including, but not limited to, the  
10 following loan activities with respect to loans which were  
11 secured by liens on real property:

12           a. On or about January 17, 2009, Respondent  
13 DOMINGUEZ went to Carlos and Patricia Garcia's (hereinafter  
14 "Garcias" or "the Garcias") house in San Bernardino offering  
15 loan negotiation and modification services for an advance fee of  
16 \$2,500.00.

17           b. On or about January 31, 2009, the Garcias gave  
18 Respondent DOMINGUEZ two post-dated checks totaling \$2,257.00.  
19 Check No. 1607 was dated January 31, 2009, and payable in the  
20 amount \$2,000.00 to "Doctores Financieros." Check No. 1608 was  
21 dated February 14, 2009 and payable in the amount \$257.00 to  
22 "Doctores Financieros." The advance fee was collected pursuant  
23 to an agreement pertaining to loan solicitation, negotiation,  
24 and modification services to be provided by Respondent DOMINGUEZ  
25 with respect to a loan secured by the real property located at  
26 26079 Cypress Street, San Bernardino, California 92410.  
27

1 c. Neither REC Universal Executive Group nor the  
2 trust fund for REC Universal Executive Group received any funds  
3 collected by DOMINGUEZ from the Garcias.

4 d. Four months passed and the Garcias did not hear  
5 from Respondent DOMINGUEZ. Respondent DOMINGUEZ neither  
6 returned phone calls nor returned to the Garcias' home. Carlos  
7 and Patricia G. contacted their mortgage lender and learned  
8 there was no loan negotiation and modification company working  
9 on their case. The lender attempted to communicate with  
10 Respondent DOMINGUEZ but never received any return letters or  
11 phone calls from Respondent.

12 6.

13 Respondent DOMINGUEZ collected the advance fees  
14 described in Paragraph 5, above, pursuant to the provisions of a  
15 written agreement which constitutes an advance fee agreement  
16 within the meaning of Code Section 10085.  
17

18 7.

19 Respondent DOMINGUEZ failed to submit the written  
20 agreement referenced in Paragraph 5, above, to the Commissioner  
21 ten days before using it in violation of Code Section 10085 and  
22 Section 2970, Title 10, Chapter 6, Code of Regulations  
23 ("Regulations").

24 8.

25 Based on the conduct, acts and/or omissions as set  
26 forth in Paragraph 5, Respondent DOMINGUEZ, acting by himself, or  
27 by and/or through one or more agents, representatives,

1 associates, and/or co-conspirators, including but not limited to,  
2 Respondent OTAROLA, and unlicensed individual, Genoveva  
3 Dominguez, while using the name "Doctores Financieros," or other  
4 names or fictitious names unknown at this time, solicited  
5 borrowers and performed services for those borrowers and/or those  
6 borrowers' lenders in connection with loans secured directly or  
7 collaterally by one or more liens on real property, and charged,  
8 demanded or collected advance fees for the services to be  
9 provided, which acts require a real estate broker license under  
10 Sections 10131(d) and 10131.2 of the Code, during a period of  
11 time when Respondents DOMINGUEZ and OTAROLA were not licensed by  
12 the Department as real estate brokers, in violation of Section  
13 10130 of the Code.

14 9.

15 The conduct, acts and/or omissions of Respondent  
16 DOMINGUEZ, as set forth above, are cause for the suspension or  
17 revocation of the licenses and license rights of Respondent  
18 DOMINGUEZ pursuant to Code Sections 10085, 10130, 10177(d) and/or  
19 10177(g).

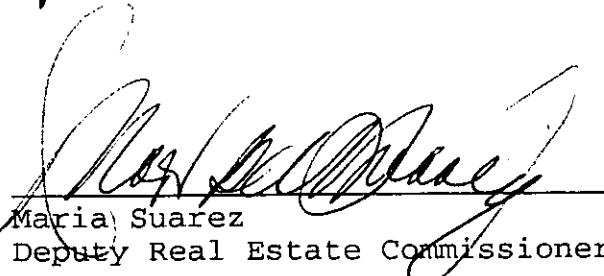
20 10.

21 The conduct, acts and/or omissions of Respondent  
22 OTAROLA, as set forth above, are cause for the suspension or  
23 revocation of the licenses and license rights of Respondent  
24 OTAROLA pursuant to Code Sections 10085, 10130, 10177(d) and/or  
25 10177(g).

26 ///  
27

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 all the licenses and license rights of Respondent  
5 WALTER L. DOMINGUEZ and ALLAN OTAROLA under the Real Estate Law  
6 (Part 1 of Division 4 of the Business and Professions Code), and  
7 for such other and further relief as may be proper under other  
8 applicable provisions of law.

9 Dated at Los Angeles, California  
10 this 2nd day of December, 2010.

11  
12  
13  
14   
15 Maria Suarez  
16 Deputy Real Estate Commissioner  
17  
18  
19  
20  
21  
22  
23  
24  
25

26 cc: WALTER L. DOMINGUEZ  
27 ALLAN OTAROLA  
Maria Suarez  
Sacto.