

to sender with no forwarding address. The certified mail packets sent to FIRST and CARRASQUILLA were received on December 14, 2010. No response has been received from any of the Respondents to date.

On August 22, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, VALENCIA's, FIRST's and CARRASQUILLA's defaults were entered herein.

2.

VALENCIA presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code") as a corporate real estate broker. On August 15, 2009, VALENCIA's license expired. However, the Department holds jurisdiction over the lapsed license, pursuant to Code Section 10103.

3.

FIRST is presently licensed and/or has license rights under the Real Estate Law as a corporate real estate broker. FIRST was initially licensed on August 16, 2005.

4.

CARRASQUILLA presently has license rights under the Real Estate Law as a real estate broker. On September 20, 2010, CARRASQUILLA's license expired. However, the Department holds jurisdiction over the lapsed license, pursuant to Code Section 10103. CARRASQUILLA was the designed officer of VALENCIA from June 29, 2009 until its license expired. CARRASQUILLA is presently the designated officer of FIRST.

5.

VALENCIA's corporation license is currently suspended by the Secretary of State for the State of California.

6.

FIRST's corporation license is currently suspended by the Secretary of State for the State of California.

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DETERMINATION OF ISSUES

1.

The conduct, acts and/or omissions of VALENCIA and FIRST, as set forth above, is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and provides cause for the suspension or revocation of the licenses and license rights of VALENCIA and FIRST pursuant to Code Sections 10177(d), 10177(g) and 10177(f).

2.

The conduct, acts and/or omissions of CARRASQUILLA, as alleged above, is in violation of Code Section 10159.2 and subjects his real estate license and license rights to suspension or revocation pursuant to Code Sections 10177(d) and/or 10177(g).

3.

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

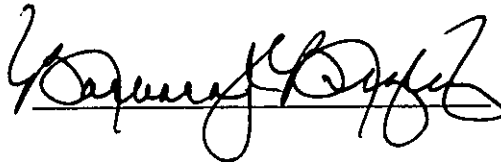
ORDER

The licenses and license rights VALENCIA HOME LOAN'S SERVICES CORP, FIRST CALIFORNIA REALTY GROUP INC and CESAR CARRASQUILLA 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 OCT 04 2011.

DATED: 8/31/11

BARBARA J. BIGBY
Acting Real Estate Commissioner



FILED

1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013

AUG 22 2011

3 (213) 576-6982
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DEPARTMENT OF REAL ESTATE

BY: Jane B. Olson

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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* * *	
In the Matter of the Accusation of)	No. H-36970 LA
VALENCIA HOME LOAN'S SERVICES)	<u>DEFAULT ORDER</u>
CORP, FIRST CALIFORNIA REALTY)	
GROUP INC, and CESAR)	
CARRASQUILLA, individually and as)	
designated officer of Valencia)	
Home Loan's Services Corp and)	
First California Realty Group Inc)	
Respondents.)	

Respondents VALENCIA HOME LOAN'S SERVICES CORP,
 FIRST CALIFORNIA REALTY GROUP INC, and CESAR CARRASQUILLA
 having failed to file a Notice of Defense within the time
 required by Section 11506 of the Government Code, are now in
 default. It is, therefore, ordered that a default be entered
 on the record in this matter.

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IT IS SO ORDERED August 22, 2011

Real Estate Commissioner

By: Dolores Weeks
DOLORES WEEKS
Regional Manager

1 JAMES DEMUS, Counsel (SBN 225005)
2 Department of Real Estate
3 320 West Fourth St., #350
4 Los Angeles, CA 90013

5 (213) 576-6982
6 (213) 576-6910 (direct)

FILED

DEC 13 2010

DEPARTMENT OF REAL ESTATE
BY: Jane B. Olson

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-36970-LA
13)
14 VALENCIA HOME LOAN'S SERVICES)
15 CORP, FIRST CALIFORNIA REALTY)
16 GROUP INC, and CESAR) A C C U S A T I O N
17 CARRASQUILLA, individually and)
18 as designated officer of)
19 Valencia Home Loan's Services)
20 Corp and First California)
21 Realty Corp,)
22 Respondents.)
23)

24 The Complainant, Robin Trujillo, a Deputy Real Estate
25 Commissioner of the State of California, for cause of
26 Accusation against VALENCIA HOME LOAN'S SERVICES CORP, FIRST
27 CALIFORNIA REALTY GROUP INC and CESAR CARRASQUILLA,
individually and as designated officer of Valencia Home Loan's
Services and First California Realty Corp ("Respondents"), is
informed and alleges as follows:

27 ///

1 1.

2 The Complainant, Robin Trujillo, a Deputy Real Estate
3 Commissioner of the State of California, makes this Accusation
4 in her official capacity.

5 2.

6 VALENCIA HOME LOAN'S SERVICES CORP ("VALENCIA")
7 presently has license rights under the Real Estate Law, Part 1
8 of Division 4 of the California Business and Professions Code
9 ("Code") as a corporate real estate broker. On August 15,
10 2009, VALENCIA's license expired. Pursuant to Business and
11 Professions Code Section 10201, VALENCIA retains renewal rights
12 for two years. The Department of Real Estate holds
13 jurisdiction over the lapsed license, pursuant to Business and
14 Professions Code Section 10103.

15 3.

16 FIRST CALIFORNIA REALTY GROUP INC ("FIRST") is
17 presently licensed and/or has license rights under the Real
18 Estate Law, as a corporate real estate broker. FIRST was
19 initially licensed as a corporate real estate broker on August
20 16, 2005.

21 4.

22 CESAR CARRASQUILLA ("CARRASQUILLA") is presently
23 licensed and/or has license rights under the Real Estate Law,
24 as a real estate broker. He was the designated officer of
25 VALENCIA from June 29, 2007 until VALENCIA's license expired
26 on August 15, 2009. CARRASQUILLA is also presently the
27 designated officer of FIRST.

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5.

Respondent VALENCIA's corporation license is currently suspended by the Secretary of State for the State of California.

6.

Respondent FIRST's corporation license is currently suspended by the Secretary of State for the State of California.

7.

The conduct of Respondents VALENCIA and FIRST, as alleged above, is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects their real estate licenses and license rights to suspension or revocation pursuant to Code Sections 10177(d), 10177(g) and/or 10177(f).

8.

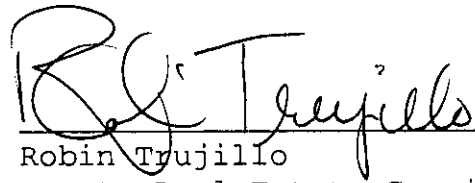
The conduct, acts or omissions of Respondent CARRASQUILLA, as alleged above, is in violation of Code Section 10159.2, and subjects his real estate license and license rights to suspension or revocation pursuant to Code Sections 10177(d) and/or 10177(g).

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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 all the licenses and/or license rights of
5 Respondents VALENCIA HOME LOAN'S SERVICES CORP, FIRST
6 CALIFORNIA REALTY GROUP INC and CESAR CARRASQUILLA under the
7 Real Estate Law, and for such other and further relief as may
8 be proper under other applicable provisions of law.

9 Dated at Los Angeles, California

10 this 20 day of September, 2010

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15 Robin Trujillo
16 Deputy Real Estate Commissioner
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25 cc: VALENCIA HOME LOAN'S SERVICES CORP
26 FIRST CALIFORNIA REALTY GROUP INC
27 CESAR CARRASQUILLA
Robin Trujillo
Sacto.