

**FILED**

MARCH 28, 2012

DEPARTMENT OF REAL ESTATE

BY: C. J.

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-37728 LA  
)  
JUAN DEMECIO JIMENEZ, )  
ARMANDO MEMBRENO, )  
GUSTAVO VARGAS, )  
SALLY SAMARIS, )  
NINO VERA, )  
CARLOS TORRES ALMAGUER, and )  
HECTOR MANUEL PENA, )  
Respondents. )

In the Matter of the Accusation of ) NO. H-37822 LA  
)  
COMPRESU CASA REALTY, INC., )  
FREDERICK DAVID WENZARA, )  
individually and as former )  
designated officer of Compre )  
Su Casa Realty, Inc., )  
ARTURO MANUEL BACILIO, and )  
CARLOS TORRES ALMAGUER, )  
Respondents. )

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 31, 2012, a First Amended Accusation was  
filed in Case No. H-37728 LA against Respondent CARLOS TORRES

1 ALMAGUER. On February 1, 2012, an Accusation was filed in Case  
2 No. H-37822 LA against Respondent CARLOS TORRES ALMAGUER.

3 On February 23, 2012, Respondent petitioned the  
4 Commissioner to voluntarily surrender his real estate salesperson  
5 license pursuant to Section 10100.2 of the Business and  
6 Professions Code.

7 IT IS HEREBY ORDERED that Respondent CARLOS TORRES  
8 ALMAGUER's petition for voluntary surrender of his real estate  
9 salesperson license is accepted as of the effective date of this  
10 Order as set forth below, based upon the understanding and  
11 agreement expressed in Respondent's Declaration dated  
12 February 23, 2012 (attached as Exhibit "A" hereto). Respondent's  
13 license certificate and pocket card shall be sent to the below  
14 listed address so that they reach the Department on or before the  
15 effective date of this Order:

16 Department of Real Estate  
17 Attn: Licensing Flag Section  
18 P.O. Box 187000  
19 Sacramento, CA 95818-7000

20 This Order shall become effective at 12 o'clock noon  
21 on April 17, 2012.

22 DATED: 3/14, 2012.

23 BARBARA J. BIGBY  
24 Acting Real Estate Commissioner

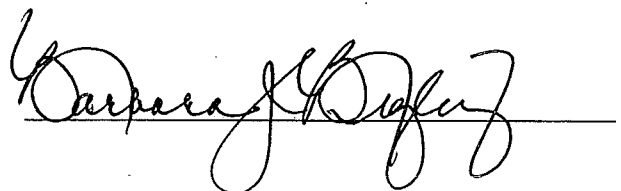
25   
26  
27

EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) NO. H-37728 LA  
)  
JUAN DEMECIO JIMENEZ, )  
ARMANDO MEMBRENO, )  
GUSTAVO VARGAS, )  
SALLY SAMARIS, )  
NINO VERA, )  
CARLOS TORRES ALMAGUER, and )  
HECTOR MANUEL PENA, )  
Respondents. )

In the Matter of the Accusation of ) NO. H-37822 LA  
)  
COMPRESU CASA REALTY, INC., )  
FREDERICK DAVID WENZARA, )  
individually and as former )  
designated officer of Compre )  
Su Casa Realty, Inc., )  
ARTURO MANUEL BACILIO, and )  
CARLOS TORRES ALMAGUER, )  
Respondents. )

DECLARATION

My name is CARLOS TORRES ALMAGUER, and I am currently  
licensed as a real estate salesperson and/or have license rights

1 with respect to said license. I am representing myself in the  
2 matters: H-37728 LA and H-37822 LA.

3 In lieu of proceeding in these matters in accordance  
4 with the provisions of the Administrative Procedure Act (Sections  
5 11400 et seq., of the Government Code), I wish to voluntarily  
6 surrender my real estate license, issued by the Department of  
7 Real Estate ("Department"), pursuant to Business and Professions  
8 Code Section 10100.2.

9 I understand that by so voluntarily surrendering my  
10 license, I may be relicensed as a broker or as a salesperson only  
11 by petitioning for reinstatement pursuant to Section 11522 of the  
12 Government Code. I also understand that by so voluntarily  
13 surrendering my license, I agree to the following:

14 1. The filing of this Declaration shall be deemed as  
15 my petition for voluntary surrender.

16 2. It shall also be deemed to be an understanding and  
17 agreement by me that I waive all rights I have to require the  
18 Commissioner to prove the allegations contained in the  
19 Accusations filed in these matters at hearings held in accordance  
20 with the provisions of the Administrative Procedure Act  
21 (Government Code Sections 11400 et seq.), and that I also waive  
22 other rights afforded to me in connection with the hearings such  
23 as the right to discovery, the right to present evidence in  
24 defense of the allegations in the Accusations and the right to  
25 cross-examine witnesses.

26 3. I further agree that upon acceptance by the  
27 Commissioner, as evidenced by an appropriate order, all

1 affidavits and all relevant evidence obtained by the Department  
2 in this matter prior to the Commissioner's acceptance, and all  
3 allegations contained in the Accusations filed in Department Case  
4 No. H-37728 LA and Department Case No. H-37822 LA, may be  
5 considered by the Department to be true and correct for the  
6 purpose of deciding whether to grant relicensure or reinstatement  
7 pursuant to Government Code Section 11522.

8 4. I freely and voluntarily surrender all my licenses  
9 and license rights under the Real Estate Law.

10 5. A copy of the Commissioner's Criteria of  
11 Rehabilitation is attached hereto. If and when a petition  
12 application is made for reinstatement of a surrendered license or  
13 endorsement, the Real Estate Commissioner will consider as one of  
14 the criteria of rehabilitation, whether or not restitution has  
15 been made to any person who has suffered monetary losses through  
16 "substantially related" acts or omissions of Respondent, whether  
17 or not such persons are named in the investigation file in this  
18 case.

19 I declare under penalty of perjury under the laws of  
20 the State of California that the above is true and correct and  
21 that this declaration was executed on February 23, 2012,  
22 at Van Nuys CA, California.

23  
24   
CARLOS TORRES ALMAGUER