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FILED

APR 10 2012

DEPARTMENT OF REAL ESTATE

BY: CR

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

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.,)	
<u>ARTURO MANUEL BACILIO,</u>)	
and CARLOS TORRES ALMAGUER,)	
)	
Respondents.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 1, 2012, an Accusation was filed in this matter against Respondents 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.

On March 9, 2012, Respondent ARTURO MANUEL BACILIO petitioned the Commissioner to voluntarily surrender his real estate salesperson license pursuant to Section 10100.2 of the Business and Professions Code.

1 IT IS HEREBY ORDERED that Respondent ARTURO MANUEL
2 BACILIO's petition for voluntary surrender of his real estate
3 salesperson license is accepted as of the effective date of this
4 Order as set forth below, based upon the understanding and
5 agreement expressed in Respondent's Declaration dated March 9,
6 2012 (attached as Exhibit "A" hereto). Respondent's license
7 certificate, pocket card and any branch office license
8 certificates shall be sent to the below listed address so that
9 they reach the Department on or before the effective date of
10 this Order:

11 Department of Real Estate
12 Attn: Licensing Flag Section
13 P.O. Box 187000
14 Sacramento, CA 95818-7000

14 This Order shall become effective at 12 o'clock noon
15 on April 30, 2012.

16 DATED: April 2, 2012.

18 Real Estate Commissioner

19 William E. Moran

20 By WILLIAM E. MORAN
21 Assistant Commissioner, Enforcement

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
) NO. H-37822 LA
)
) COMPRE SU 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 ARTURO MANUEL BACILIO, and I am currently licensed as a real estate salesperson and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license, issued by the Department of

1 Real Estate ("Department"), pursuant to Business and Professions
2 Code Section 10100.2.

3 I understand that by so voluntarily surrendering my
4 license, I may be relicensed as a broker or as a salesperson only
5 by petitioning for reinstatement pursuant to Section 11522 of the
6 Government Code. I also understand that by so voluntarily
7 surrendering my license, I agree to the following:

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

10 2. It shall also be deemed to be an understanding and
11 agreement by me that I waive all rights I have to require the
12 Commissioner to prove the allegations contained in the Accusation
13 filed in this matter at a hearing held in accordance with the
14 provisions of the Administrative Procedure Act (Government Code
15 Sections 11400 et seq.), and that I also waive other rights
16 afforded to me in connection with the hearing such as the right
17 to discovery, the right to present evidence in defense of the
18 allegations in the Accusation and the right to cross-examine
19 witnesses.

20 3. I further agree that upon acceptance by the
21 Commissioner, as evidenced by an appropriate order, all
22 affidavits and all relevant evidence obtained by the Department
23 in this matter prior to the Commissioner's acceptance, and all
24 allegations contained in the Accusation filed in Department Case
25 No. H-37822 LA, may be considered by the Department to be true
26 and correct for the purpose of deciding whether to grant
27

1 relicensure or reinstatement pursuant to Government Code Section
2 11522.

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

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

14 I declare under penalty of perjury under the laws of
15 the State of California that the above is true and correct and
16 that this declaration was executed on MARCH 9, 2012,
17 at Ab Hollywood, California.

18 
19 _____
ARTURO MANUEL BACILIO