

**FILED**

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

AUG 07 2012

DEPARTMENT OF REAL ESTATE  
BY: *Guadalupe Valencia*

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

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of

No. H-38322 LA

PAUL MICHAEL BALLESTEROS,  
and ANA MARIA ALVAREZ,

A C C U S A T I O N

Respondents.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against PAUL MICHAEL BALLESTEROS and ANA MARIA ALVAREZ, alleges as follows:

I

The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against PAUL MICHAEL BALLESTEROS and ANA MARIA ALVAREZ.

II

PAUL MICHAEL BALLESTEROS ("BALLESTEROS") is presently licensed and/or has license rights under the Real Estate Law

1 (Part 1 of Division 4 of the Business and Professions Code,  
2 hereinafter "Code") as real estate salesperson. BALLESTEROS was  
3 first licensed by the Department of Real Estate for the State of  
4 California ("Department") on or about September 19, 1990. At all  
5 relevant times herein, BALLESTEROS was licensed under the employ  
6 of broker NA Nationwide Mortgage. BALLESTEROS is not now, and  
7 has never been, licensed by Department as employed by ANA MARIA  
8 ALVAREZ.

9 III

10 ANA MARIA ALVAREZ("ALVAREZ") is presently licensed  
11 and/or has license rights under the Real Estate Law as a broker.  
12 ALVAREZ was first licensed by the Department as a broker on or  
13 about October 21, 1993. Since May 3, 1994, ALVARES has had "A-  
14 Plus Realty" licensed as a fictitious business name with the  
15 Department.

16 IV

17 On or about May 5, 2009, BALLESTEROS signed a  
18 Residential Listing Agreement and a Short Sale Listing Addendum  
19 for property located at 14139 Dartmouth Court, Fontana, CA. Both  
20 of these documents listed BALLESTEROS as working on behalf of A-  
21 Plus Realty.

22 V

23 On or about November 5, 2009, ALVAREZ paid a commission  
24 of \$7,200 to BALLESTEROS for the short sale of the property  
25 located at 14139 Dartmouth Court, Fontana, CA.

26 ///

27 ///

1 VI

2 Under Code Section 10137, it is unlawful for any broker  
3 to employ or compensate a salesperson who is not licensed under  
4 the broker, for performing acts requiring a real estate license.  
5 Likewise, under Code Section 10137, no salesperson shall be  
6 employed by or accept compensation from any person other than the  
7 broker under whom he is at the time licensed.

8 VII

9 The conduct, acts, or omissions of Respondent  
10 BALLESTEROS, as alleged in paragraph 5 above, subjects his real  
11 estate licenses and license rights to suspension or revocation  
12 pursuant to Sections 10137, 10177(d) and/or 10177(g) of the Code.

13 VIII

14 The conduct, acts, or omissions of Respondent ALVAREZ,  
15 as alleged above, is in violation of Code Sections 10137 and  
16 10161.8 and subjects her real estate licenses and license rights  
17 to suspension or revocation pursuant to Sections 10137, 10165,  
18 10177(d) and/or 10177(g) of the Code.

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

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 licenses and license rights of Respondents  
5 PAUL MICHAEL BALLESTEROS and ANA MARIA ALVAREZ under the Real  
6 Estate Law, that Complainant be awarded its costs of  
7 investigation and prosecution of this case, and for such other  
8 and further relief as may be proper under other applicable  
9 provisions of law.

10 Dated at Los Angeles, California  
11 this 16 day of July, 2012.

12  
13  
14   
15 MARIA SUAREZ  
16 Deputy Real Estate Commissioner  
17  
18  
19  
20  
21  
22  
23  
24

25 cc: Paul Michael Ballesteros  
26 Ana Maria Alvarez  
27 Maria Suarez  
Sacto.