

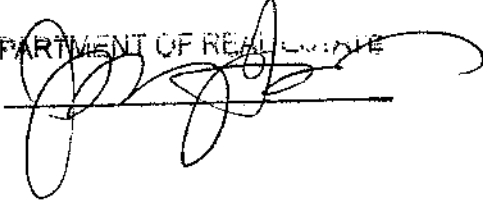
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1 DEPARTMENT OF REAL ESTATE
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 (213) 576-6982

FILED

AUG 16 2012

DEPARTMENT OF REAL ESTATE
BY: 

9 STATE OF CALIFORNIA

10 DEPARTMENT OF REAL ESTATE

11 To:)	
)	NO. H- 38339 LA
12 STEVE MEDINA)	
)	ORDER TO DESIST AND
)	REFRAIN
)	(B&P Code Section 10086)
)	

16 The Commissioner ("Commissioner") of the California Department of Real Estate
 17 ("Department") caused an investigation to be made of the activities of STEVE MEDINA
 18 ("MEDINA"). Based on that investigation, the Commissioner has determined that MEDINA, or
 19 any other fictitious business names used by MEDINA has engaged in, is engaging in, or is
 20 attempting to engage in, acts or practices constituting violations of the California Business and
 21 Professions Code ("Code") , including the business of, acting in the capacity of, and/or
 22 advertising or assuming to act as, a real estate licensee in the State of California within the
 23 meaning of Section 10131(a) (selling or offering to sell, buying or offering to buy, soliciting
 24 prospective sellers or purchasers of, soliciting or obtaining listings or, or negotiating the
 25 purchase, sale or exchange of real property or a business opportunity) of the Code. Based on the
 26
 27

1 findings of that investigation, set forth below, the Commissioner hereby issues the following
2 Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of
3 Section 10086 of the Code.

4 Whenever acts referred to below are attributed to MEDINA, those acts are alleged to
5 have been done by himself, or by and/or through one or more agents, associates, affiliates, and/or
6 co-conspirators, or other names or fictitious names unknown at this time.

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8 FINDINGS OF FACT

9 1. MEDINA is not now licensed by the Department in any capacity. MEDINA was
10 licensed by the Department as a real estate salesperson on or about May 14, 1997. MEDINA
11 surrendered his real estate salesperson license on or about October 29, 2003.

12 2. Max Medina was licensed under the Real Estate Law as a real estate salesperson on or
13 about February 10, 2000. Max Medina was employed by licensed real estate broker Gayle
14 Brewer, d.b.a. Remax VIP Realty between March 13, 2009 and April 19, 2011.

15 3. On or about October, 2008, MEDINA introduced himself as "Steve Medina" to Rogelio
16 P. as a licensed real estate salesperson to negotiate the terms and conditions for the sale of
17 Rogelio P.'s home. Rogelio P. communicated with and met with MEDINA on multiple
18 occasions regarding the sale of his home at the premises of Remax VIP Realty at 6730 Florence
19 Ave., Bell Gardens, California 90201, wherein MEDINA often would answer calls as "Max
20 Medina."
21

22 4. On or about May 16, 2011, Max Medina submitted a Declaration (Form RE 518A),
23 signed under penalty of perjury, wherein he admitted to allowing his brother MEDINA (Steve
24 Medina) to conduct business using his California real estate license. In addition, Max Medina
25 indicated his wish to surrender his real estate salesperson license.
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27

1 5. MEDINA performed and/or participated in real estate sales activities which require a
2 real estate license under the provisions of Code Section 10130 and 10131(a) when he was not
3 licensed by the Department in any capacity.

4 CONCLUSIONS OF LAW

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6 6 Based on the findings of fact contained in paragraphs 1 through 5, MEDINA, acting by
7 himself, or by and/or through agents, associates, representatives, and/or co-conspirators,
8 including, but not limited to the name "Max Medina" or other names or fictitious names
9 unknown at this time, performed activities including selling or offering to sell, buying or offering
10 to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings or, or
11 negotiating the purchase, sale or exchange of real property or a business opportunity, which acts
12 require a real estate license under Sections 10131(a) of the Code, during a period of time when
13 MEDINA was not licensed by the Department as a real estate in any capacity, in violation of
14 Section 10130 of the Code.

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2 DESIST AND REFRAIN ORDER:


3 STEVE MEDINA

4 Based upon the Findings of Fact and Conclusions of Law stated herein, it is hereby
5 ordered that STEVE MEDINA, whether doing business under your own names or any other
6 name(s) or fictitious name(s), IS HEREBY ORDERED to immediately desist and refrain from
7 performing any acts within the State of California for which a real estate salesperson or broker
8 license is required, unless you are so licensed. In particular you are ORDERED TO DESIST
9 AND REFRAIN from:

- 10 1. selling or offering to sell, buying or offering to buy, soliciting prospective sellers or
11 purchasers of, soliciting or obtaining listings or, or negotiating the purchase, sale or
12 exchange of real property or a business opportunity.
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14 DATED: August 9, 2012
15

16 Real Estate Commissioner

17
18 By 
19 By WAYNE S. BELL
Chief Counsel

20 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a real estate
21 broker or real estate salesperson without a license or who advertises using words indicating that he or she
22 is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not
23 exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to
24 exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not
25 exceeding sixty thousand dollars (\$60,000)."

26 cc: STEVE MEDINA
27 9321 Appleby Street
Downey, CA 90240