

On December 10, 2012, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default were entered herein.

2.

From March 11, 2005 through the present, Respondent CARLOS VELAZQUEZ & ASSOCIATES, INC. ("CVA") has been licensed by the Department of Real Estate ("Department") as a corporate real estate broker, License ID 01481170. Respondent CVA is licensed to do business as Century 21 South Coast and Su Casa Mortgage.

3.

From November 20, 2006 through the present, Respondent CAMILLE RAYE GUESS ("GUESS") has been licensed by the Department as a real estate broker, License ID 01447703.

4.

From June 1, 2009 through December 7, 2010, Respondent CVA was authorized to act by and through Respondent GUESS as its broker designated pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

5.

Respondent CVA is a California corporation. The corporate powers, rights and privileges of Respondent CVA have been suspended by the California Secretary of State. CVA's corporate status remains suspended.

6.

In or around May, 2010, Respondent CVA offered to sell real property located at 36875 Pictor Ave., Murrieta, California ("subject property"). Respondent CVA, doing business as Century 21 South Coast, was the listing broker for the subject property. On May 7, 2010, selling agent John B. submitted an offer to purchase the subject property on behalf of prospective buyer, Deth S. On May 11, 2010, CVA submitted a counter offer on behalf of Kristina G., the alleged seller of the subject property.

7.

Thereafter, the selling agent and prospective buyer discovered that Kristina G. was not the true owner of the subject property, nor did Kristina G. have title to the subject property at the time that the residential purchase agreement and counter offer were executed by Kristina G. and Respondents. Moreover, a notice of default had been recorded against the subject property on or about February 24, 2010. The true owner of the property was attempting to short sell the property.

8.

Deth S. cancelled the residential purchase agreement upon discovering the omissions and substantial misrepresentations as to the true owner of the subject property and existing encumbrances affecting title to the subject property.

DETERMINATION OF ISSUES

1.

The conduct, acts and/or omissions of Respondent GUESS, as set forth above, constitutes a failure by Respondent GUESS, as the officer designated by the corporate broker licensee, to exercise the supervision and control over the activities conducted on behalf of Respondent CVA by its officers and employees, as required by Code Section 10159.2 and Regulation 2725, and is cause to suspend or revoke the real estate license and license rights of Respondent GUESS under Code Sections 10177(h), 10177(d) and 10177(g).

2.

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

ORDER

The license and license rights of Respondent CAMILLE RAYE GUESS 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 February 5, 2013.

DATED: 1/8/13

Real Estate Commissioner



By: AWET P. KIDANE
Chief Deputy Commissioner

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, California 90013-1105

FILED

DEC 10 2012

DEPARTMENT OF REAL ESTATE
BY: ca

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * * *

10 In the Matter of the Accusation of)
11) NO. H-38385 LA
12 CARLOS VELAZQUEZ & ASSOCIATES, INC.,)
13 CAMILLE RAYE GUESS, individually) DEFAULT ORDER
14 and as former designated officer of)
15 Carlos Velazquez & Associates, Inc.,)
16 and CARLOS A. VELAZQUEZ,)
17)
18 Respondents.)

16 Respondent, CAMILLE RAYE GUESS, individually and as
17 former designated officer of Carlos Velazquez & Associates, Inc.,
18 having failed to file a Notice of Defense within the time
19 required by Section 11506 of the Government Code, is now in
20 default. It is, therefore, ordered that a default be entered on
21 the record in this matter as to CAMILLE RAYE GUESS.

22 IT IS SO ORDERED

December 10, 2012

24 Real Estate Commissioner

25 Dolores Weeks

26 By: DOLORES WEEKS
27 Regional Manager