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**FILED**

APR 28 2014

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	CalBRE No. H-38742 LA
	)	
<u>EVA CORREA &amp; ASSOCIATES, INC.;</u>	)	OAH No. 2013040743
<u>TEUL CORPORATION; EVA CORREA,</u>	)	
<u>individually and as designated</u>	)	
<u>officer of Eva Correa &amp;</u>	)	
<u>Associates, Inc. and Teul</u>	)	
<u>Corporation; JACINTO, a</u>	)	
California corporation; and	)	
TONY REYNOSO, individually, and	)	
as former designated officer of	)	
Eva Correa & Associates, Inc.,	)	
Teul Corporation, and Jacinto,	)	
	)	
Respondents.	)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSES

On January 28, 2014, a First Amended Accusation was filed in this matter against Respondents EVA CORREA & ASSOCIATES, INC., TEUL CORPORATION, and EVA CORREA, individually, and as designated officer of Eva Correa & Associates, Inc. and Teul Corporation.

1 On March 5, 2014, Respondents EVA CORREA & ASSOCIATES,  
2 INC., TEUL CORPORATION, and EVA CORREA petitioned the  
3 Commissioner to voluntarily surrender their real estate licenses  
4 pursuant to Section 10100.2 of the Business and Professions  
5 Code.

6 IT IS HEREBY ORDERED that Respondents EVA CORREA &  
7 ASSOCIATES, INC., TEUL CORPORATION, and EVA CORREA's petitions  
8 for voluntary surrender of their real estate licenses are  
9 accepted as of the effective date of this Order as set forth  
10 below, based upon the understanding and agreement expressed in  
11 Respondents' Declarations dated March 5, 2014, (attached as  
12 Exhibit "A" hereto). Respondents' license certificates, pocket  
13 cards and any branch office license certificates shall be sent  
14 to the below listed address so that they reach the Bureau on or  
15 before the effective date of this Order:

16 Bureau of Real Estate  
17 Attn: Licensing Flag Section  
18 P.O. Box 137013  
19 Sacramento, CA 95813-7013

20 This Order shall become effective at 12 o'clock noon  
21 on MAY 19 2014.

22 DATED: APR 22 2014.

23 REAL ESTATE COMMISSIONER

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26 **JEFFREY MASON**  
**Chief Deputy Commissioner**

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<u>EVA CORREA &amp; ASSOCIATES, INC.;</u> )	OAH No. 2013040743
TEUL CORPORATION; )	
EVA CORREA, individually, and as )	
designated officer of Eva Correa )	
& Associates, Inc. and )	
Teul Corporation; )	
JACINTO, a California )	
corporation; and TONY REYNOSO, )	
individually, and as former )	
designated officer of )	
Eva Correa & Associates, Inc., )	
Teul Corporation, and Jacinto, )	
)	
Respondents. )	
)	

DECLARATION

My name is EVA CORREA and I am an officer and director of EVA CORREA & ASSOCIATES, INC. ("Respondent") which was licensed as a real estate corporation and/or has license rights

1 with respect to said license. I am authorized and empowered to  
2 sign this declaration on behalf of Respondent. I am acting on  
3 behalf of Respondent in this matter. Respondent is represented  
4 by attorney Keith Ogburn, Esq. in this matter.

5 In lieu of proceeding in this matter in accordance  
6 with the provisions of the Administrative Procedure Act  
7 (Sections 11400 et seq., of the Government Code), Respondent  
8 wishes to voluntarily surrender its real estate license, issued  
9 by the Bureau of Real Estate ("Bureau"), pursuant to Business  
10 and Professions Code Section 10100.2.

11 It is understood that by so voluntarily surrendering  
12 its license, Respondent may be relicensed as a broker or issued  
13 a mortgage loan originator endorsement, only by petitioning for  
14 reinstatement pursuant to Section 11522 of the Government Code.  
15 It is also understood that by so voluntarily surrendering its  
16 real estate license, Respondent agrees to the following:

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

19 2. It shall also be deemed to be an understanding and  
20 agreement by Respondent that it waives all rights it has to  
21 require the Commissioner to prove the allegations contained in  
22 the First Amended Accusation filed in this matter at a hearing  
23 held in accordance with the provisions of the Administrative  
24 Procedure Act (Government Code Sections 11400 et seq.), and that

1 it also waives other rights afforded to it in connection with  
2 the hearing such as the right to discovery, the right to present  
3 evidence in defense of the allegations in the First Amended  
4 Accusation and the right to cross-examine witnesses.

5           3. Respondent further agrees that upon acceptance by  
6 the Commissioner, as evidenced by an appropriate order, all  
7 affidavits and all relevant evidence obtained by the Bureau in  
8 this matter prior to the Commissioner's acceptance, and all  
9 allegations contained in the First Amended Accusation filed in  
10 the Bureau Case No. H-38742 LA, may be considered by the Bureau  
11 to be true and correct for the purpose of deciding whether to  
12 grant relicensure or reinstatement pursuant to Government Code  
13 Section 11522.

14           4. Respondent freely and voluntarily surrenders all  
15 of its licenses and license rights under the Real Estate Law.


16           5. Respondent agrees to submit, within 30 days from  
17 signing this Declaration , proof satisfactory to the  
18 Commissioner of payment of restitution in the amount of \$509.12  
19 to Francisco Vielma. (1) Respondent shall mail the payment by  
20 certified mail, return receipt requested, to Francisco Vielma's  
21 last address on file with or known to Respondent. (2) If the  
22 payment is returned by the Post Office marked "unable to  
23 deliver," Respondent shall employ a locator service (that may be  
24 limited to or include or be limited to the Internet or other

1 database retrieval search) to try and locate Francisco Vielma.  
2 Repayment shall then be made to the address(es) recommended by  
3 the locator service. (3) If unable to effect repayment after  
4 using a locator service, Respondent shall provide reasonable  
5 proof satisfactory to the Commissioner of its efforts to comply  
6 with the provisions of this paragraph. (4) If the Commissioner  
7 determines that proof to be unsatisfactory, the Commissioner  
8 shall so advise Respondent, and indicate what additional  
9 reasonable efforts should be made to make repayment to Francisco  
10 Vielma. (5) If the Commissioner determines that reasonable  
11 efforts have been made to locate Mr. Vielma without success,  
12 said payment shall escheat to the State of California. (6) All  
13 proof shall be submitted to Bureau Counsel Lissete Garcia,  
14 Attention: Legal Section, Bureau of Real Estate, 320 W. Fourth  
15 St., Suite 350, Los Angeles, California 90013-1105.

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

1           7. Respondent is aware that if it petitions for  
 2 reinstatement in the future, payment of the Bureau's  
 3 investigation and enforcement costs in this matter, which total  
 4 \$8,299.41, will be a condition of reinstatement.

5           I declare under penalty of perjury under the laws of  
 6 the State of California that the above is true and correct and  
 7 that this declaration was executed 3/5/14, 2014,  
 8 at Downey, California.

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 11 EVA CORREA & ASSOCIATES, INC.  
 12 By: Eva Correa  
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<u>TEUL CORPORATION;</u> )	
EVA CORREA, individually, and as )	
designated officer of Eva Correa )&	
& Associates, Inc. and )	
Teul Corporation; )	
JACINTO, a California )	
corporation; and TONY REYNOSO, )	
individually, and as former )	
designated officer of )	
Eva Correa & Associates, Inc., )	
Teul Corporation, and Jacinto, )	
)	
Respondents. )	
)	

DECLARATION

My name is EVA CORREA and I am an officer and director of TEUL CORPORATION ("Respondent") which was licensed as a real estate corporation and/or has license rights with respect to



1 said license. I am authorized and empowered to sign this  
2 declaration on behalf of Respondent. I am acting on behalf of  
3 Respondent in this matter. Respondent is represented by  
4 attorney Keith Ogburn, Esq. in this matter.

5 In lieu of proceeding in this matter in accordance  
6 with the provisions of the Administrative Procedure Act  
7 (Sections 11400 et seq., of the Government Code), Respondent  
8 wishes to voluntarily surrender its real estate license, issued  
9 by the Bureau of Real Estate ("Bureau"), pursuant to Business  
10 and Professions Code Section 10100.2.

11 It is understood that by so voluntarily surrendering  
12 its license, Respondent may be relicensed as a broker or issued  
13 a mortgage loan originator endorsement, only by petitioning for  
14 reinstatement pursuant to Section 11522 of the Government Code.  
15 It is also understood that by so voluntarily surrendering its  
16 real estate license, Respondent agrees to the following:

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

19 2. It shall also be deemed to be an understanding and  
20 agreement by Respondent that it waives all rights it has to  
21 require the Commissioner to prove the allegations contained in  
22 the First Amended Accusation filed in this matter at a hearing  
23 held in accordance with the provisions of the Administrative  
24 Procedure Act (Government Code Sections 11400 et seq.), and that

1 it also waives other rights afforded to it in connection with  
2 the hearing such as the right to discovery, the right to present  
3 evidence in defense of the allegations in the First Amended  
4 Accusation and the right to cross-examine witnesses.

5           3. Respondent further agrees that upon acceptance by  
6 the Commissioner, as evidenced by an appropriate order, all  
7 affidavits and all relevant evidence obtained by the Bureau in  
8 this matter prior to the Commissioner's acceptance, and all  
9 allegations contained in the First Amended Accusation filed in  
10 the Bureau Case No. H-38742 LA, may be considered by the Bureau  
11 to be true and correct for the purpose of deciding whether to  
12 grant relicensure or reinstatement pursuant to Government Code  
13 Section 11522.

14           4. Respondent freely and voluntarily surrenders all  
15 of its licenses and license rights under the Real Estate Law.

16           5. Respondent agrees to submit, within 30 days from  
17 signing this Declaration , proof satisfactory to the  
18 Commissioner of payment of restitution in the amount of \$509.12  
19 to Francisco Vielma. (1) Respondent shall mail the payment by  
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5 proof satisfactory to the Commissioner of its efforts to comply  
6 with the provisions of this paragraph. (4) If the Commissioner  
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9 reasonable efforts should be made to make repayment to Francisco  
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19 or endorsement, the Real Estate Commissioner will consider as  
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corporation; and TONY REYNOSO, )	
individually, and as former )	
designated officer of )	
Eva Correa & Associates, Inc., )	
Teul Corporation, and Jacinto, )	
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Respondents. )	
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DECLARATION

My name is EVA CORREA, and I am currently licensed as  
a real estate broker and/or have license rights with respect to

1 said license. I am represented by Keith Ogburn, Esq. in this  
2 matter.

3 In lieu of proceeding in this matter in accordance  
4 with the provisions of the Administrative Procedure Act  
5 (Sections 11400 et seq., of the Government Code), I wish to  
6 voluntarily surrender my real estate license, issued by the  
7 Bureau of Real Estate ("Bureau"), pursuant to Business and  
8 Professions 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, or  
11 issued a mortgage loan originator endorsement, only by  
12 petitioning for reinstatement pursuant to Section 11522 of the  
13 Government Code. I also understand that by so voluntarily  
14 surrendering my real estate broker license, I agree to the  
15 following:

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

18 2. It shall also be deemed to be an understanding and  
19 agreement by me that I waive all rights I have to require the  
20 Commissioner to prove the allegations contained in the First  
21 Amended Accusation filed in this matter at a hearing held in  
22 accordance with the provisions of the Administrative Procedure  
23 Act (Government Code Sections 11400 et seq.), and that I also  
24 waive other rights afforded to me in connection with the hearing

1 such as the right to discovery, the right to present evidence in  
2 defense of the allegations in the First Amended Accusation and  
3 the right to cross-examine witnesses.

4           3. I further agree that upon acceptance by the  
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6 affidavits and all relevant evidence obtained by the Bureau in  
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 2 the future, payment of the Bureau's investigation and  
 3 enforcement costs in this matter, which total \$8,299.41, will be  
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5           I declare under penalty of perjury under the laws of  
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 11 \_\_\_\_\_  
 12 EVA CORREA

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